



Placer County
Community Development Resource Agency

Sunset Area Plan

Public Review Draft | December 2018

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Part I: Introduction

Introduction

PURPOSE, OPPORTUNITIES, VISION, AND OBJECTIVES

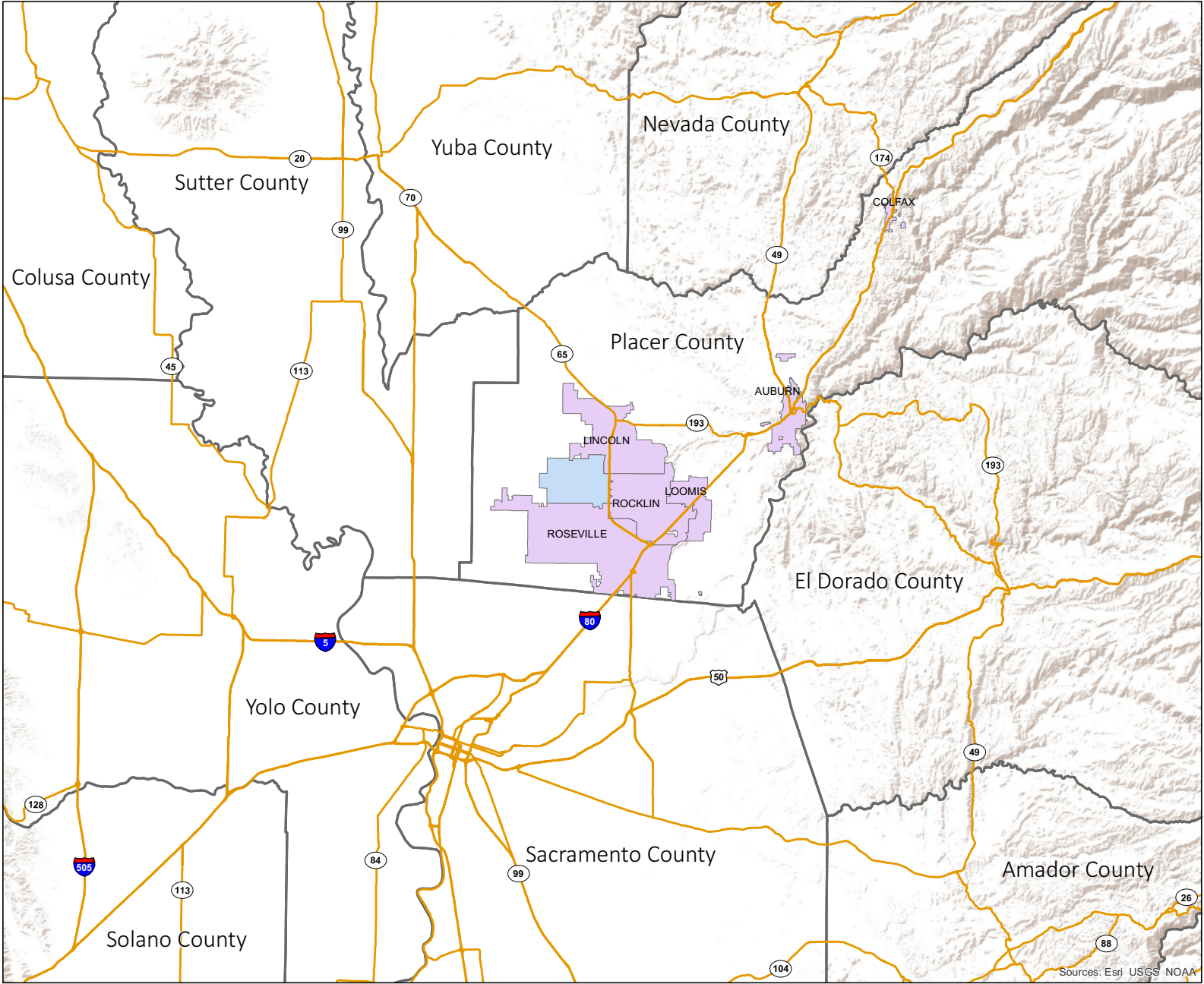
Purpose

The purpose of the Sunset Area Plan is to set the stage for the development of the Sunset Area as a regional center for high-quality employment, entertainment, and education. The Plan seeks to leverage the locational benefits of the Sunset Area to open its vast potential to emerge as a leading choice for investment in economic growth.





Opportunities

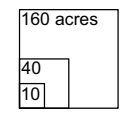
The Sunset Area presents a unique combination of opportunities for development projects that will not only address market demand, but will also advance public policy objectives and leverage public investments in infrastructure improvements.

South Placer Location: South Placer is one of the major population and employment centers in the dynamic Sacramento Region, which is one of California's leading inland markets. Since 2000, the Sacramento Region population has expanded rapidly, growing by 23 percent compared to the statewide average of just 13 percent. Over the same period, the population of the South Placer market (defined as the southwestern portion of the county centered around Lincoln, Rocklin, and Roseville) has increased by 64 percent, more than double the rate of the Region. South Placer also contains about 13 percent of the Region's labor force, although approximately two-thirds of these working residents commute outside South Placer for employment opportunities. Since 2000, the South Placer market has captured a significant share of the net absolute job gains in the Region, demonstrating the market's capacity to expand its employment base and play an even larger role in the regional economy.



Sunset Area Plan | Figure 1
Regional Location

-  Sunset Area Plan Plan Area
-  Surrounding Cities
-  Counties
-  Highways



Source: CalTrans, Esri, USGS, NOAA
Map Date: September 8, 2017

Location within South Placer: The Sunset Area sits in the middle of the South Placer market, offering great opportunities to generate desired economic development outcomes. With an orientation toward employment-generating uses, the Sunset Area represents a major opportunity to continue to expand the job base and to realize its potential to be a regional leader. The expansion of opportunities for employment-generating uses will create additional job opportunities that better capitalize on the high quality and growing labor force in the South Placer market.

Transportation Access: The Sunset Area benefits from its ideal location at the intersection of Highway 65 and the future Placer Parkway, providing key north-south and east-west access to the rest of the region. This access will facilitate the combined transportation needs of all travelers destined for or originating from the Sunset Area.

Jobs-Housing Balance: The Sunset Area presents an important opportunity to achieve better balance between local jobs and the local workforce. The predominantly residential areas surrounding the Sunset Area house a highly-skilled labor force that will find new opportunities for employment closer to home as the Sunset Area develops with employment-supporting uses. This will result in less out-commuting, which will have the benefit of reducing peak hour congestion and freeing up capacity on regional roadways for commercial and industrial users.

Burgeoning Higher-Education Focus: The South Placer workforce and business community benefit from the presence of existing higher education institutions like William Jessup University and Sierra College. With the potential future campus of California State University, Sacramento – Placer Campus (CSU Sacramento – Placer Campus), there will be even greater opportunities for economic and academic partnerships.

Land Availability: The presence of large, contiguous parcels of undeveloped land provides the Sunset Area with an advantage, particularly for potential large-footprint users, given the relative scarcity of similar sites elsewhere in the region. The fact that much of this land is under the control of relatively few owner groups is also a benefit that will simplify the development process. These factors combine to open up unique opportunities to attract major “game changing” projects to the Sunset Area.

Vision and Objectives

The Vision of the Sunset Area Plan is to take advantage of opportunities to create a unique employment, entertainment, and education center that will provide regional benefit, create primary-wage earner jobs for residents of nearby cities and unincorporated areas, and help generate revenue to fund countywide services. The overarching objectives that will contribute to realizing this vision are as follows:

1. **High-Quality Design and Amenities:** Establish and maintain high-quality standards for architectural and aesthetic design that ensure creation and maintenance of value. Project design should integrate amenities that add interest and character, including amenities that take advantage of the Sunset Area's natural and open space features.
2. **Infrastructure Improvement:** Improve Sunset Area infrastructure with an emphasis on multimodal transportation improvements and the extension of public sewer and water to expand the supply of "shovel-ready" sites.
3. **Streamlining:** Streamline the land development review process for CEQA compliance and project entitlements.
4. **Diversity of Opportunity:** Broaden the range of development opportunities in the Sunset Area, including support for post-secondary education facilities and associated uses (e.g., commercial, residential, research) in Placer Ranch.
5. **Economic Innovation and Creativity:** Transition to a more high-employee density, labor-intensive mix of uses with an emphasis on goods and services focused on innovation and creativity.
6. **Housing Diversity:** Support the provision of housing types not otherwise available locally to accommodate employees of Sunset Area businesses.
7. **Preservation of Existing Operations:** Preserve the viability of industrial and large-scale manufacturing operations in the Sunset Area.
8. **Retention of Unique Land Supply:** Retain the large supply of large development sites in the Sunset Area by discouraging subdivisions that diminish long-term value and foreclose unique development opportunities.
9. **Protection from Incompatible Uses:** Protect existing and future development from adverse impacts associated with incompatible uses.
10. **Promotion of Active Transportation and Complete Streets:** Provide a network of connected bike lanes and sidewalks to accommodate cycling and walking for both functional and recreational purposes. This includes

requiring street designs that balance the needs of motorists, cyclists, and pedestrians and ensuring connectivity with adjacent areas in Lincoln, Rocklin, Roseville, and unincorporated Placer County.

COMPONENTS OF THE SUNSET AREA PLAN

The Sunset Area Plan consists of two documents: the Existing Conditions Report and this Policy Document. The Existing Conditions Report takes an objective, policy-neutral “snapshot” of the Sunset Area’s trends and conditions. It provides a detailed description of a wide range of topics within the Sunset Area, providing decision-makers, the public, and local agencies with context for making policy decisions. This Policy Document provides goals, policies, implementation programs, and standards for a wide range of issues affecting the use of land within the Sunset Area. It also includes the Land Use Diagram, which specifies the type, location, and intensity of development within the Plan Area, as well as the Circulation Diagram, which depicts the functional classification of existing and proposed streets, roadways and highways in the Sunset Area. The Policy Document is complemented by a separately-published Implementing Zoning Regulations and Corridor Design Standards and Guidelines. These regulations, standards, and guidelines specify the details that will ensure that new development delivers on the vision of the Sunset Area Plan.

RELATIONSHIP TO THE PLACER COUNTY GENERAL PLAN

The Sunset Area Plan contains many of the essential components, or elements, of a general plan, although it is not a general plan as defined by Government Code §65300 et seq. Rather, it is an area plan prepared to refine and implement the goals and policies of the Placer County General Plan that apply to the Sunset Area. The Sunset Area Plan specifically addresses issues related to land use/economic development, transportation and mobility; public facilities and services; natural resources; cultural resources; noise; health and safety; and administration and implementation. As required by State law, Sunset Area Plan policies are consistent with Placer County General Plan policies. The Area Plan policies supplement the General Plan policies to address concerns specific to the Sunset Area in greater detail than is possible or appropriate in the General Plan.

OTHER RELATED DOCUMENTS

In addition to the documents and diagrams associated with the Sunset Area Plan, several support documents have also been prepared as part of the update process.

Market Analysis Report: The Sunset Area Plan Update Market Analysis was completed in July 2015 as a companion to and source for the Existing Conditions Report. It provides an overview of the dynamics of the South Placer market and explores the development potential in the Sunset Area from an economic perspective.

Opportunities and Constraints Report: The Opportunities and Constraints Report (February 2016) highlights an analysis conducted to determine where the physical constraints and opportunities lie within the Plan Area. The report addresses demographics and economics; land use; transportation and circulation; waterways and flood risk areas; agricultural and natural resources; infrastructure and public services; industrial contamination; and hazards and safety.

Preferred Alternative Report: The Preferred Alternative Report (September 2016) outlines a variety of factors that contributed to the definition of the Preferred Alternative Land Use Diagram and its underlying themes.

Environmental Impact Report: The Sunset Area Plan Environmental Impact Report (EIR) discusses the environmental consequences of adopting the Sunset Area Plan. The EIR was prepared to meet the requirements of the California Environmental Quality Act, but is not formally part of the Plan.

STRUCTURE AND ORGANIZATION OF THE POLICY DOCUMENT

The Sunset Area Plan Policy Document consists of four parts.

- **Part I**, the Introduction, provides an overview of the Sunset Area Plan, Plan Objectives, structure and organization of the document, as well as background information on the Plan Area.
- **Part II** presents the goals, policies, and implementation programs of the Plan. This section is divided into nine sections:
 1. Land Use and Economic Development
 2. Transportation and Mobility
 3. Public Facilities and Services
 4. Natural Resources
 5. Cultural Resources
 6. Noise
 7. Health and Safety
 8. Housing
 9. Implementation

The Land Use/Economic Development section includes land development standards for the several Plan Area Districts. The

Circulation and Mobility section contains additional information on roadway functional classification, pedestrian/bicycle connectivity, and transit corridors.

- **Part III** includes the Implementing Zoning provisions adopted in conjunction with the goals and policies of the Plan.
- **Part IV** contains the appendices.
 - **Appendix A: Corridor Design Standards and Guidelines.** These guidelines and standards address streetscape and project standards/guidelines, including graphic illustrations to convey the vision for these key corridors within the Sunset Area and gateways into the area.
 - **Appendix B** contains the resolutions of Plan adoption and the ordinances amending the Zoning Maps. [To be added upon adoption of the Plan.]

THEMATIC DISTRICTS

The Sunset Area is divided into seven thematic districts that reflect discrete development opportunities. These districts are not intended to provide regulatory guidance, but rather to help crystallize the County's economic development vision for the area. They are, however, the basis for unique land use designations created for the Sunset Area Plan (see Land Use and Economic Development Element in Part II of this Plan). The seven thematic districts are shown in Figure 2 and described below:

Industrial Infill District

The Industrial Infill District is located on the eastern edge of the Sunset Area and is anchored by Industrial and Cincinnati Avenues. The district will continue to see a range of light industrial, sales-service, and ancillary highway service commercial (e.g., hotels, services). The County envisions this area will develop more employment-intensive industrial uses than it has historically.

Eco-Industrial/Manufacturing/WPWMA District

The Eco-Industrial/Manufacturing/WPWMA District includes and surrounds the West Placer Waste Management Authority landfill and materials recovery facility. In this area, there is an opportunity to build an integrated eco-industrial and manufacturing district, as it has the parcel sizes to accommodate major users involved in goods production.

Innovation Center District

The Innovation Center District sits between the Industrial Infill District and Eco-Industrial/Manufacturing/WPWMA District. It is intended to support a mix of industry clusters and include a mix of small and large industries in all stages of business life-cycles. The focus of this district is on businesses that emphasize innovation and creativity. Given the proximity to existing and future higher-education facilities nearby, facilities that support academic research (either within or proximate to the area) can be an important component. The County expects users in this district to have a preference for more upscale amenities and fewer heavy manufacturing users.

Entertainment and Mixed-Use District

The Entertainment and Mixed-Use District includes the Thunder Valley Casino Resort. The United Auburn Indian Community (UAIC) has acquired substantial holdings around its existing Thunder Valley facilities with an interest in developing compatible, entertainment-related uses such as theme parks and various retail concepts. The combination of available land and the prospect of high-capacity transportation access make the Sunset Area one of the few regional locations suitable to accommodate a super-regional destination center.

Urban Reserve District

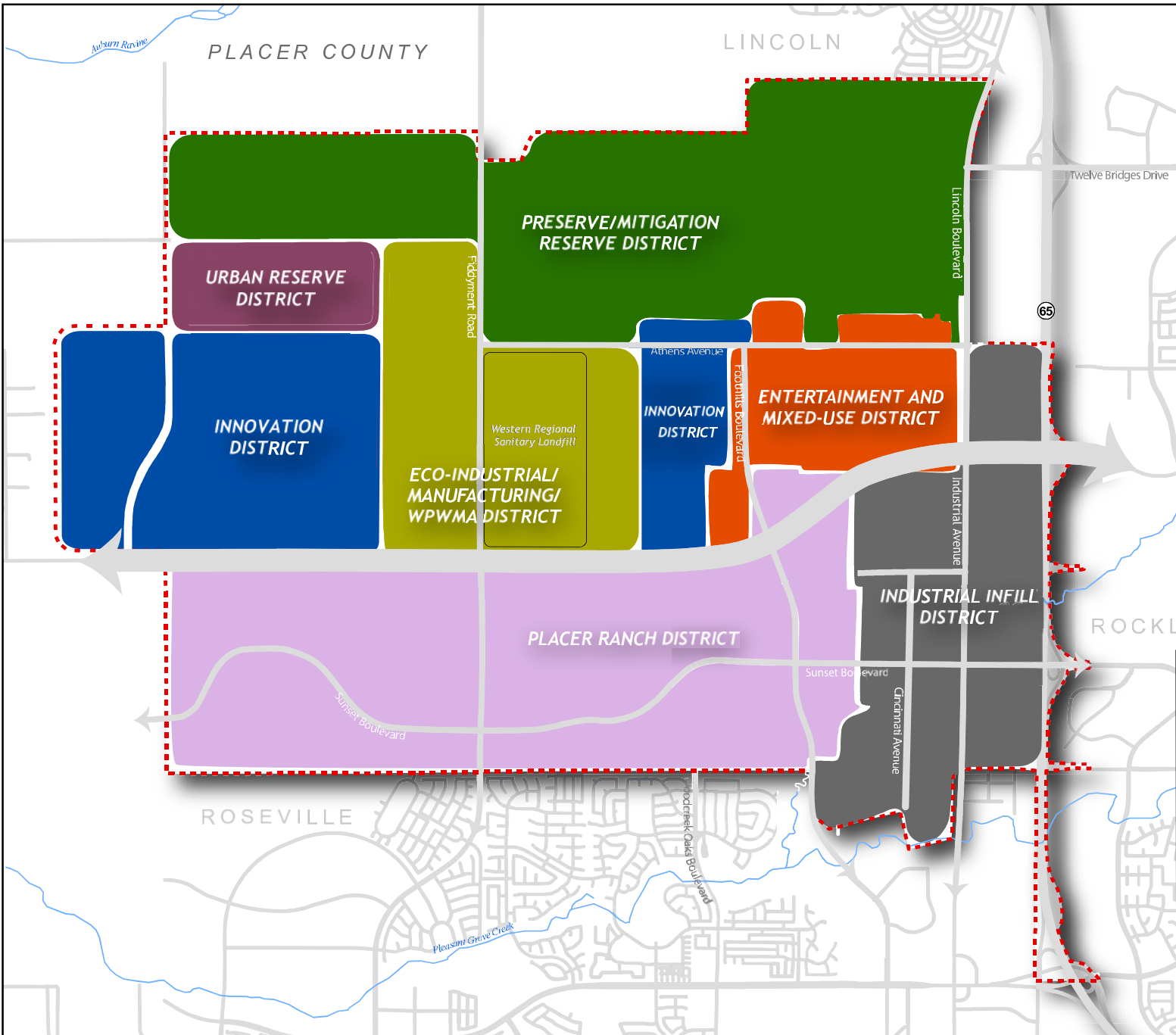
The Urban Reserve District is located on the western edge of the Sunset Area, west of the WPWMA facilities. With its good access and visibility from the future Placer Parkway, this area is an excellent setting for future urban uses (e.g., commerce park, business park, innovation centers). The area falls entirely within the City of Lincoln's Sphere of Influence, and the Lincoln General Plan anticipates similar future uses. Until it is ready for more detailed planning in concert with the City of Lincoln, however, it will continue to be limited to agricultural uses.

Preserve/Mitigation Reserve District

The Preserve/Mitigation Reserve District covers the entire northern extent of the Sunset Area. Approximately 1,800 acres of this area are already preserved as permanent open space in four existing reserves – Orchard Creek Conservation Bank, Warm Springs Mitigation Bank, Moore Ranch Conservancy, and Antonio Mountain Ranch Mitigation Bank.

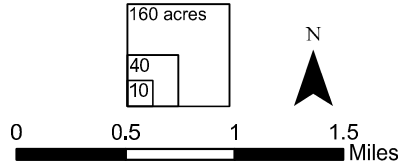
Placer Ranch

Placer Ranch will develop under its own specific plan under the auspices of the County. Development of the area is expected to center on the CSU Sacramento – Placer Campus. The proponents of the Placer Ranch Project have identified a set of sub-districts (also shown in Figure 2) that are independent of the Sunset Area Plan districts.



Sunset Area Plan | Figure 2
Thematic Districts

- Plan Area
- Western Regional Sanitary Landfill



Date: 06-30-2017
Source: Placer County, 2015

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Part II: Goals, Policies, and Implementation Programs

1. LAND USE AND ECONOMIC DEVELOPMENT

The County has long viewed the Sunset Area as a prime opportunity to accommodate growth and economic expansion in South Placer County. Over the years, the land use vision for the area evolved from a more traditional suburban area (1980 Sunset General Plan) to an exclusively industrial and agricultural area (1997 Sunset Industrial Area Plan).

With this 2018 Plan, the County's vision for the area has again evolved, with the intent of creating more diverse opportunities for employment, education, entertainment, and residential uses. On the employment side, the Sunset Area has a unique combination of assets that will allow it to attract large-scale projects that support primary wage earner employment. This will help balance the existing supply of residential uses that house a talented workforce.

On the education side, the area is poised to play a key role in the growth of higher education facilities in the region, specifically in the Placer Ranch area, which is planned for the California State University, Sacramento – Placer Campus (CSU Sacramento – Placer Center). The establishment of such facilities, both within the Sunset Area and nearby, has the benefit of creating a market for associated office and retail uses.

The Sunset Area also has become an entertainment destination because of the development of the Thunder Valley Casino Resort. With the existing and planned regional access and land availability, the area has the potential to host additional large-scale entertainment uses.

Finally, there will be housing demand associated with the other uses proposed for the Sunset Area, including the Innovation Center uses, so this Plan provides for new residential uses to address this need. This includes providing opportunities for workers employed in the area and CSU Sacramento – Placer Campus students. This includes allowance for workforce housing to be integrated into areas intended primarily for employment-generating uses.

Chapter 2 (Land Use) of the Existing Conditions Report includes detailed descriptions of land use conditions and community design characteristics along with descriptions of the existing regulatory setting for land use and development in the Sunset Area.

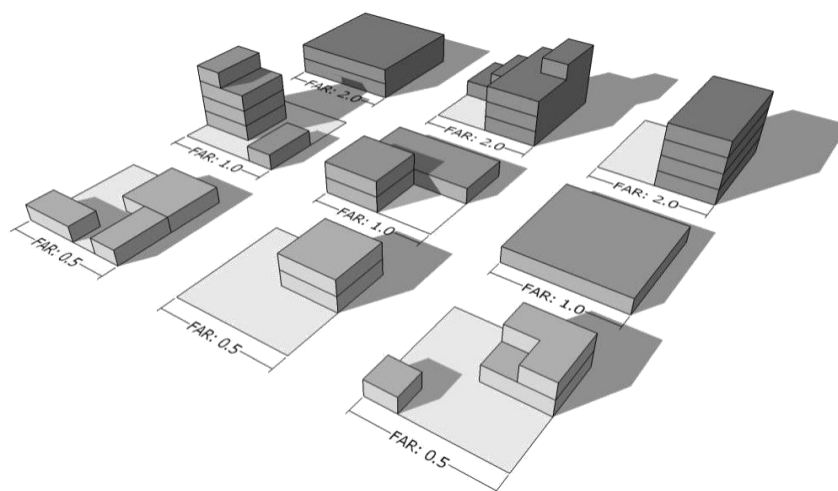
Land Use Diagram and Designations

The Sunset Area Land Use Diagram depicts the physical location of each of the land use designations discussed in this chapter (Figure 1-1). It consists of ten land use designations, each of which depicts the land use types planned for the Planning Area. The total acreage of each of the land use designations is described in Table 1-1.

Density/Intensity Standards

Table 1-1 lists the land use designations shown on the land use diagram along with the standards for density and intensity for each designation. For the non-residential uses, the standards are stated in terms of allowable floor-area ratios (FARs). An FAR is the ratio of the gross building square footage permitted on a lot to the net square footage of the lot. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet. Figure 1-1 illustrates various building configurations representing FARs of 0.5, 1.0, and 2.0. As shown in the diagram, different interpretations of the same FAR standard can result in very different building forms and site characteristics.

Figure 1-1: Floor Area Ratio Illustration

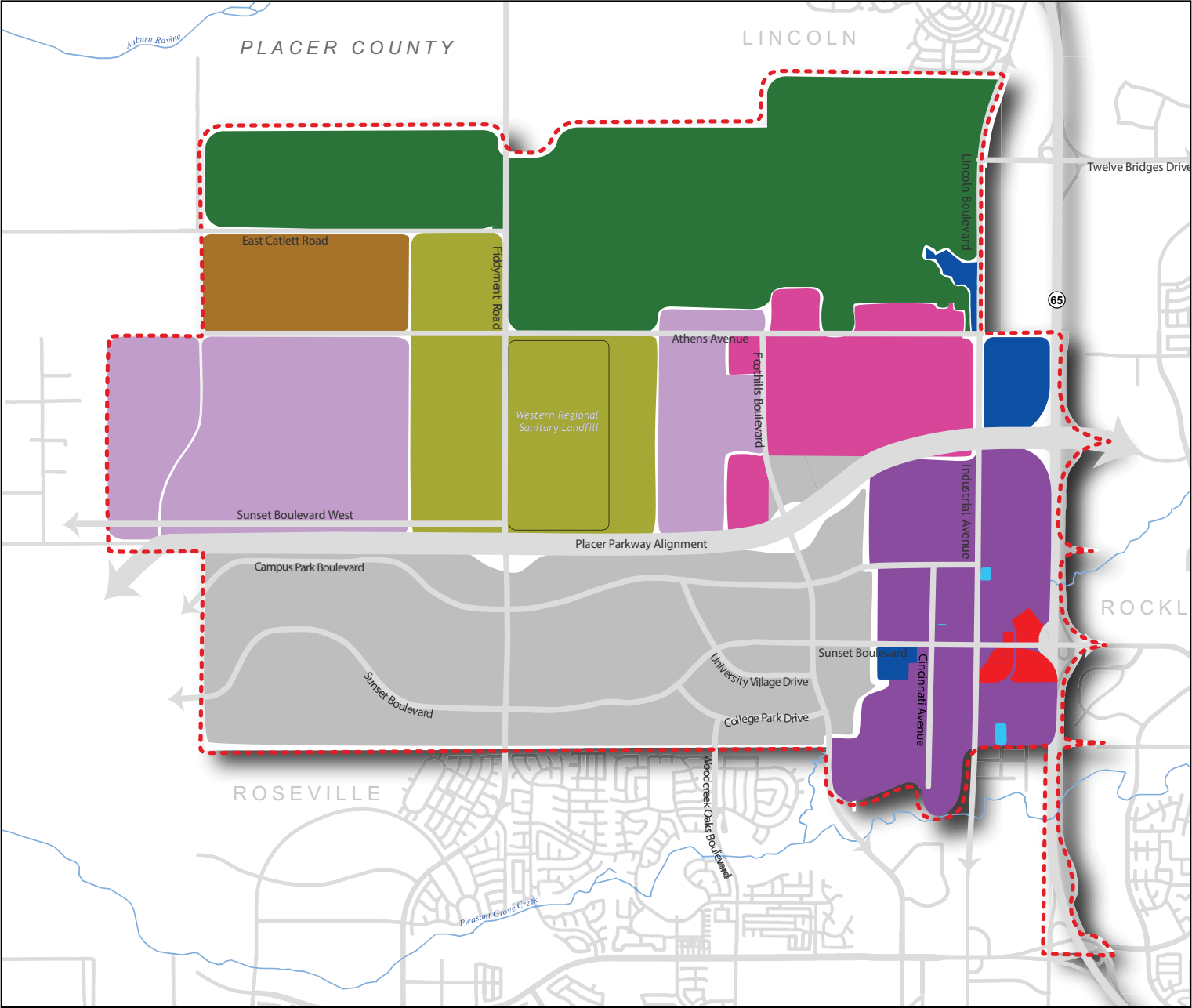


While the Land Use Diagram specifies primarily non-residential uses, it also includes residential uses to accommodate workers employed in the non-residential designations, as well as work-live units that are subordinate to the primary non-residential uses. In particular, the Entertainment/Mixed-Use designation is expected to generate the need for workforce housing; the Innovation Center designation will accommodate innovative mixed-use employment centers that could include housing to support those employment centers; and the Light Industrial designation could support live-work units. Accordingly, these designations include standards that assume a minimum density of 10 dwelling units per acre and a maximum of 30 dwelling units per net acre for areas that are proposed for housing.

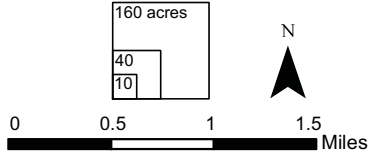
TABLE 1-1
LAND USE DESIGNATIONS

Land Use Designation	Acres	Floor Area Ratio		Dwelling Units/Acre	
		Low	High	Minimum	Maximum
General Commercial	34.2	0.15	0.75		
Entertainment Mixed-Use	516.8	0.15	2.00	10	30
Business Park	147.3	0.20	0.50		
Innovation Center	1,244.7	0.20	0.50	10	30
Eco-Industrial	927.4	0.20	0.75		
Light Industrial	749.9	0.20	0.75		12
Public Facility	6.3				
Preserve/Mitigation Reserve	1,943.4		0.02		
Urban Reserve	320.4		0.02		
Placer Ranch Specific Plan*	2,213.3	Varies		Varies	
Total	8,103.7				
*See Placer Ranch Specific Plan					

*See Placer Ranch Specific Plan



Sunset Area Plan | Figure 1-2
Draft Land Use Diagram



Date: 10-19-2018
Source: Placer County, 2015

Land Use Designations

The following paragraphs describe each land use designation depicted on the Land Use Diagram in terms of typical uses and how the designation is applied.

General Commercial (GC)

The GC designation provides for retail and service commercial uses along Sunset Boulevard near SR 65. It is intended to provide goods and services to the businesses and employees working within the Sunset Area as well as travelers using SR 65. Typical uses permitted under the GC designation are as follows:

- Retail stores
- Restaurants
- Service commercial uses
- Necessary public utility and safety facilities

Entertainment Mixed-Use (EMU)

The EMU designation provides for entertainment-oriented and visitor-serving uses that would draw customers from beyond South Placer County. It is intended to leverage the excellent transportation access at the future Placer Parkway/Foothills Boulevard interchange, visibility from Placer Parkway and SR 65, and proximity to Thunder Valley Casino Resort. The EMU designation also anticipates the potential need for residential uses to support the workforce employed in the area. Typical uses permitted under the EMU designation are as follows:

- Entertainment venues
- Theme parks
- Super-regional destination retail
- Shopping
- Restaurants
- Recreational facilities
- Lodging
- Healthcare-related services
- Residential uses ancillary to or supportive of employment uses
- Necessary public utility and safety facilities

Business Park (BP)

The BP designation provides for employee-intensive industrial and professional uses in a campus-like setting. The Business Park designation is intended to provide for businesses that involve large numbers of employees and facilities that are attractive and environmentally sensitive. The BP designation is applied to areas with high visibility and good access to major

transportation routes. Uses that involve outdoor manufacturing or storage, or that emit any appreciable amount of visible gasses, particulates, steam, heat, odors, vibrations, glare, dust, or excessive noise are discouraged within this designation.

Typical uses permitted under the BP designation are as follows:

- Professional offices
- Research and development facilities
- Light manufacturing and assembly
- Retail and service commercial uses necessary to support other allowed uses
- Necessary public utility and safety facilities

Innovation Center (IC)

The IC designation accommodates a mix of industry clusters (e.g., information technology, life sciences, knowledge-based, creative), with a mix of small and large operations, in an amenity-rich setting with a high level of finish. It also provides the flexibility to integrate innovative residential uses developed in otherwise non-residential projects. The proximity to the California State University, Sacramento – Placer Campus provides an opportunity to academically-related businesses with a preference for vital and dynamic town center surroundings. Typical uses permitted under the IC designation are as follows:

- Light industrial/Flex
- Office
- Laboratories
- Research and Development
- Retail and other services catering to other tenants/users in the area
- Residential uses ancillary to or supportive of employment uses
- Necessary public utility and safety facilities

Eco-Industrial (EI)

The EI designation provides for solid waste-related management, processing, recycling, and composting operations, as well as industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of materials, solid waste-related research and development, and related advanced manufacturing, perhaps in conjunction with nearby universities. The viability of these uses would be enhanced by reorientation of the Western Placer Waste Management Authority (WPWMA) operations within its property to minimize nuisances. Typical uses permitted under the EI designation are as follows:

- Manufacturing and remanufacturing, including advanced materials

- Construction and demolition debris recycling
- Plastics processing (grinding, washing, pelletizing, molding)
- Paper conversion
- Wood salvage and re-milling
- Glass processing/manufacturing
- Scrap tire recycling/baling
- Electronics repair, de-manufacturing, recycling
- Non-profit/small industry incubator
- Landfill operations
- Necessary public utility and safety facilities

Light Industrial (LI)

The LI designation provides for a wide variety of uses including office/flex, research and development, light manufacturing, assembly, and distribution activities. The LI designation will also support limited work-live residential opportunities, breweries, tasting rooms, commercial recreation, and accessory retail uses. The uses can contribute to creating an environment where small business owners have the ability to manufacture, distribute, sell, and live in the same space. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized. The range of uses within this designation may call for the identification of sub-districts to minimize car/truck conflicts. Typical uses permitted under the LI designation are as follows:

- Light manufacturing and assembly
- Storage and distribution
- Research and development activities
- Business support services
- Retail and service commercial uses necessary to support other allowed uses
- Work-live residential units
- Breweries
- Tasting rooms
- Commercial recreation
- Necessary public utility and safety facilities

Public Facility (PF)

The PF designation is applied to government-owned facilities and quasi-public facilities in a variety of rural and urban settings. On the Sunset Area Plan Land Use Diagram, this designation is applied to areas with existing public or quasi-public facilities and land uses, or to publicly-owned lands intended for development with public facilities. As more refined plans are completed to

implement to the Area Plan, the PF designation will be applied as appropriate. Typical uses permitted under the PF designation are as follows:

- Government offices and corporation yards
- Service centers and other institutional facilities
- Schools
- Solid and liquid waste facilities
- Public utility and safety facilities
- Park-and-ride lots
- Transit facilities/stops

Preserve/Mitigation Reserve (P/MR)

The P/MR designation is applied to lands specifically reserved or proposed for watershed preservation, passive outdoor recreation, wilderness or wildlife/environmental preserves; sites or portions of sites with natural features such as unique topography, vegetation, habitat, or stream courses; areas providing buffers between different, potentially incompatible types of land use such as intensive agricultural operations and residential uses, hazardous areas and/or land uses and areas with concentrations of population, and residential areas and important community facilities that may be viewed as nuisances, such as the Western Regional Sanitary Landfill; and areas intended to preserve community identity by providing separation between communities. Structural development is restricted to accessory structures necessary to support the primary allowed uses. This designation includes four existing reserves—Orchard Creek Conservation Bank, Warm Springs Mitigation Bank, Antonio Mountain Ranch, and Moore Ranch Conservancy. Typical uses permitted under the P/MR designation are as follows:

- Mitigation banks
- Natural resource conservation areas
- Necessary public utility and safety facilities

Urban Reserve (UR)

The UR designation is applied to land to be developed beyond the time frame of the Plan. In the short- and mid-term, these areas will remain in a reserve designation that allows interim agricultural uses. In advance of these areas being planned and developed for urban uses, typical uses permitted under the UR designation are as follows:

- Crop production, orchards and vineyards, grazing, pasture and rangeland
- Necessary public utility and safety facilities
- Allowable residential development in areas used for agriculture includes one principal dwelling and one secondary dwelling per lot.

Placer Ranch Specific Plan (PRSP)

The PRSP designation applies to the Placer Ranch project, which covers approximately 2,200 acres in the southern part of the Sunset Area, mostly south of Placer Parkway. Placer Ranch is envisioned to develop with a mixture of residential, commercial, employment, educational, and public uses. At buildout, the area is expected to accommodate approximately 5,600 dwelling units and 13,200 residents. In addition, it has the capacity to accommodate over 8.4 million square feet of commercial, employment, and university-related non-residential uses. Development within Placer Ranch will be guided by the Placer Ranch Specific Plan, which was prepared separately from, but concurrently with, this Plan. The policy framework of the Sunset Area Plan is intended to support the implementation of the Placer Ranch Specific Plan, which was—in turn—prepared to ensure consistency with the overall vision for development of the Sunset Area.

Implementing Zoning

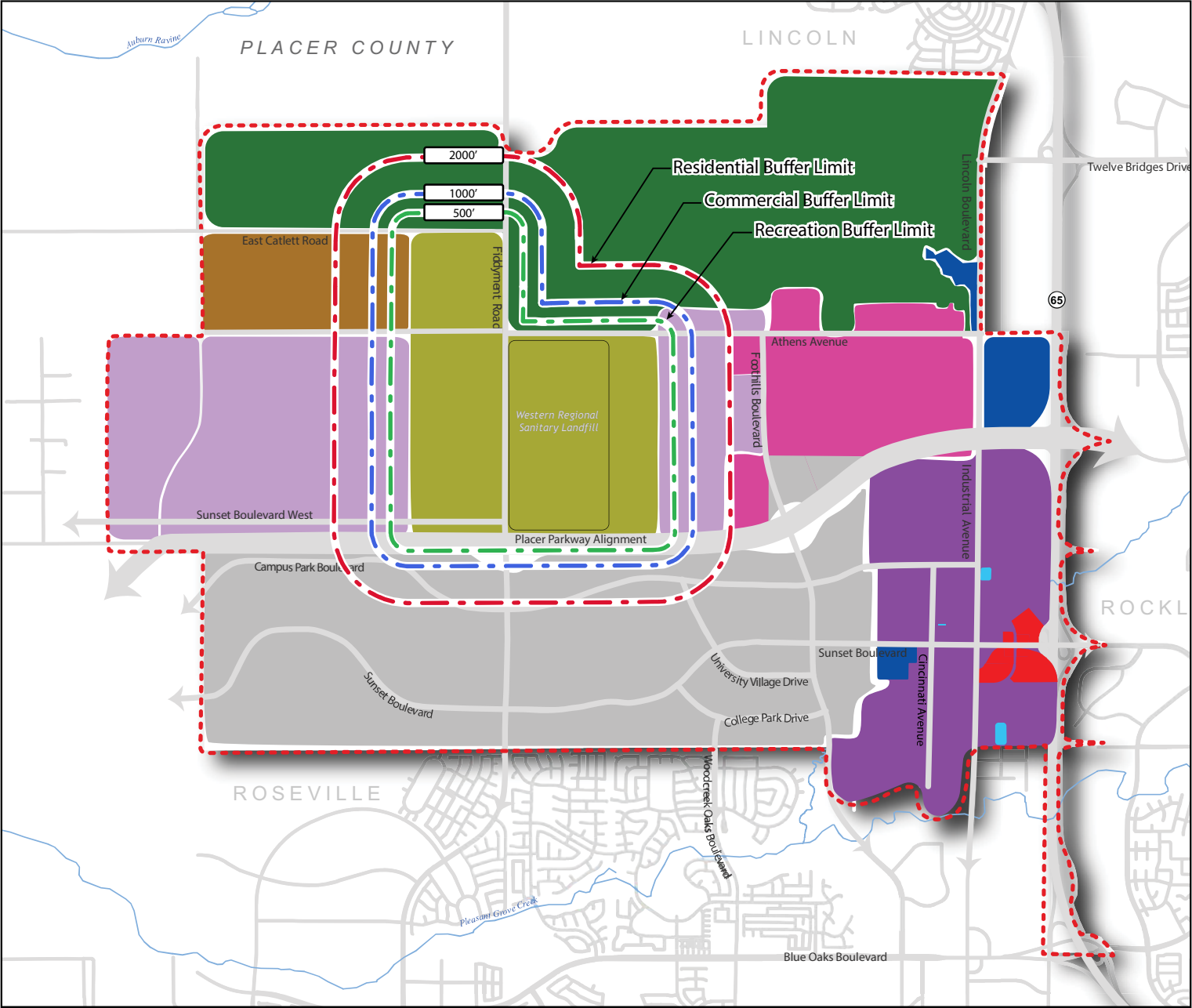
The land use designations of the Sunset Area Plan are intended to generally represent the overall pattern of land use throughout the Sunset Area. They are intended to be broad to allow for flexibility in implementation. The County has also developed zoning regulations and development standards and design guidelines that are designed to specify in greater detail how the land use designations and policies of the Sunset Area Plan will be implemented. These are included as Part III of this Plan. Table 1-2 shows the correspondence among the Thematic Districts described in the Introduction, the land use designations described above, and the implementing zoning categories.

TABLE 1-2 THEMATIC DISTRICT, LAND USE DESIGNATION, ZONING CORRESPONDENCE		
Thematic District	Land Use Designations	Implementing Zoning
Industrial Infill District	Light Industrial (LI) Business Park (BP) General Commercial	Light Industrial (LI) Industrial Mixed-Use (IMU) Business Professional (BPL) Service Commercial (SC)
Eco-Industrial/ Manufacturing/ WPWMA District	Eco-Industrial (EI)	Eco-Industrial (ECO)
Innovation Center District	Innovation Center (IC)	Innovation Center (IC)
Entertainment and Mixed-Use District	Entertainment Mixed-Use (EMU)	Entertainment Mixed-Use (EMU)
Urban Reserve District	Urban Reserve	Farm-Development Reserve (F-DR)
Preserve/Mitigation Reserve District	Preserve/Mitigation Reserve	Open Space (OS)
All	Public Facility (PF)	All except Open Space
Placer Ranch	Placer Ranch Specific Plan	Specific Plan-Placer Ranch Specific Plan (SPL-PRSP)

Land Use Buffer Zone Standards

Table 1-5 of the Placer County General Plan describes a number of buffer zone standards that are intended to separate potentially incompatible uses so that the legitimate use of land for one purpose does not detrimentally affect the use of another. These buffer zones are necessary to protect the long-term viability of critical public facilities and to separate residential, commercial, and other uses continuously or frequently occupied by people from odors, wind-borne debris, noise from vehicles, equipment, and hazardous materials that may be perceived as nuisances or as incompatible. For the Sunset Area, the principal concern is to balance the needs of employment-supporting uses, including residential uses, with the operational needs of the Western Placer Regional Waste Management Authority (WPWMA) facilities (e.g., Western Regional Sanitary Landfill [WRS�], material recovery facility [MRF]). Table 1-3 shows the buffer standards that apply to solid waste disposal sites and Figure 1-3 shows how these standards apply to the area surrounding the WPWMA properties. As indicated in the footnotes to Table 1-3, the buffer width may be reduced for residential, commercial, and recreational uses with the approval of a specific plan, master plan, or development agreement. These standards, in combination with Area Plan policies and the Implementing Regulations, will continue to provide the protection necessary to maintain balance between WPWMA's needs and the demand for residential, commercial, and recreational uses in the area.

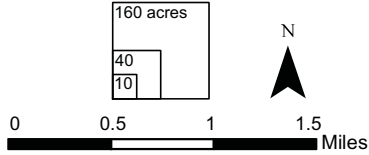
TABLE 1-3 PUBLIC FACILITY BUFFER ZONE STANDARDS			
Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Type		
	Residential	Commercial	Recreation
Solid Waste Disposal Site	2,000 ¹	1,000 ²	500 ²
¹ Residential uses may be considered on a case-by-case basis to be as close as 1,000 feet with approval of a specific plan, master plan, or development agreement. ² Commercial and recreation uses within the specified buffer zones may be considered on a case-by-case basis with approval of a specific plan, master plan, or development agreement.			



Sunset Area Plan | Figure 1-3
Landuse Buffers

- Plan Area
- Western Regional Sanitary Landfill
- Residential Buffer Limit (2000')
- Commercial Buffer Limit (1000')
- Recreation Buffer Limit (500')

- SUNSET AREA
- General Commercial
 - Entertainment Mixed-Use
 - Business Park
 - Innovation Center
 - Eco-Industrial
 - Light Industrial
 - Public Facility
 - Preserve/Mitigation Reserve
 - Urban Reserve
 - Placer Ranch Specific Plan



Date: 10-22-2018
Source: Placer County, 2015
Note: The dimensions depicted here are illustrative only. More precise specification of dimensions will be required through the development of implementing specific plans or site development plans.

Goals and Policies

This section of the Sunset Area Plan provides the goals and policies for the land uses contemplated within the Plan area, as well as for the economic health and diversity of the Sunset Area. These goals and policies provide the general framework for decisions that will enhance the quality and economic viability of development in the area.

Goal LU/ED-1: Economic Health and Diversity

To maintain a healthy and diverse local economy that meets the present and future employment, public safety, and service needs of Placer County residents and to expand the county's economic base to better serve the needs of residents and local businesses.

Policies

LU/ED-1.1: Economic Diversification. The County shall actively promote the continued diversification of the Sunset Area's economy by encouraging the establishment of a wide range of businesses including manufacturing-based industries compatible with the area's standards, business support services, service industries, electronics, medical, research and development, computer products and software, warehouse and distribution, entertainment industries, tourist recreation industries, and other uses that will further enhance Placer County's economy.



LU/ED-1.2: Business Development, Expansion, and Retention. The County shall encourage the development, expansion, and retention of businesses in the Sunset Area, especially those that provide primary wage-earner jobs, by designating adequate

land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.

- LU/ED-1.3: County Revenue Benefit.** The County shall focus economic development efforts on projects that will maximize long-term net revenues to the County.
- LU/ED-1.4: Development Standards and Fees.** For projects that provide a substantial economic benefit to the community (e.g., large numbers of primary wage-earner jobs), the County shall consider flexible application of development standards and deferral or reduction of development fees.
- LU/ED-1.5: Economic Development Coordination.** The County shall coordinate its economic development efforts with the efforts of neighboring cities and economic development organizations, including local chambers of commerce and regional and statewide trade and commerce organizations.
- LU/ED-1.6: Prospective Business Assistance.** The County shall continue to enhance its capability to respond to business inquiries and to provide assistance to businesses interested in the Sunset Area, including identification of sites for the expansion of existing businesses and for the establishment of new business. This will include the use of a geographic information and permit tracking system that can provide information on site constraints, infrastructure, status of entitlements, land development costs, and other considerations.
- LU/ED-1.7: Academic-Business Partnership.** The County shall encourage partnering between local universities and businesses to develop job training, apprenticeships, and mentoring programs that enable and attract residents to enter or move up in the labor force.
- LU/ED-1.8: Food Industry Hub.** The County shall focus efforts to recruit and retain regional, national, and international businesses in food and agricultural-related and supportive industries, including food production, distribution, equipment manufacturing, education, research and development to support and grow the County's PlacerGROWN program and agricultural industry.

LU/ED-1.9: Industry Clusters. The County shall promote and support the development of targeted industry clusters including food, agricultural and green technology, advanced manufacturing, health care technology, biotechnology through partnerships with higher education institutions, work force training agencies, business associations, financial institutions, and venture capitalists.

Goal LU/ED-2: Healthy Communities

To promote a positive physical, social, and economic environment that supports a sense of community and promotes a sustainable future where residents can enjoy a high quality of life.

Policies

LU/ED-2.1: Locally-Sourced Food. The County shall encourage cooperation with PlacerGROWN and other local food providers to promote the purchase of food from Placer County growers for businesses and schools within the Sunset Area.

LU/ED-2.2: Access to Healthy Food Options. The County shall encourage the establishment of businesses that provide residents and employees convenient access to healthy food options, such as grocery stores, corner markets, restaurants, and farmers' markets.

LU/ED-2.3: Community Gardens. The County shall encourage all new housing developments in the Placer Ranch district, particularly affordable housing developments, to contain a designated yard or other shared spaces for community gardens.



- LU/ED-2.4: Public Art.** Encourage the development and display of public art to promote the history, heritage, and culture of the community.



- LU/ED-2.5: Community Diversity.** Strengthen ethnic, cultural, and socioeconomic diversity by supporting programs that celebrate cultural differences and similarities.
- LU/ED-2.6: Community Space.** Create public plazas with seating, art, and play features near shopping and business districts.
- LU/ED-2.7: Community Events.** Coordinate with local businesses, organizations, colleges, and the school district to support a year-round calendar of community events. Events should be geared toward families and youth, and contain components of physical activity, healthy food, arts, and music.
- LU/ED-2.8: Design for Physical Activity.** Promote a pedestrian- and bike-friendly area to minimize vehicle usage, encourage physical activity, and provide a sense of community.
- LU/ED-2.9: Safe Routes to Schools.** The County shall encourage a Safe Routes to Schools program within the Placer Ranch district that designs potential school sites with proximity to neighborhoods, trails, and bike lanes, as well as crosswalks and sidewalks, to encourage school commutes that are easily accessible by families and students on foot, bicycle, or by public transit. The County shall further encourage the formation of a Walking School Bus program as a way to promote physical activity and reduce traffic congestion around schools.

LU/ED-2.10: Active Storefront Design. Work with ground-level businesses in the town center and mixed-use areas of the Sunset Area and Placer Ranch district to promote a pedestrian-oriented atmosphere that is vibrant day and night by providing a mixture of retail, restaurants, and services that operate during the day and evening, and which include outdoor sidewalk seating areas, landscaping, signage, and well-designed window fronts.

LU/ED-2.11: Bike- and Pedestrian-Supportive Design. Encourage development of local mixed-use centers that provide goods and services that meet the daily needs of the community and surrounding neighborhoods to encourage walking and bicycling, and to reduce vehicle trips outside of the Plan area.



LU/ED-2.12: Transit-Dependent Services. The County shall work with transit service providers and healthcare providers to ensure adequate service for people who are transit-dependent by improving connections to local and regional health care facilities.

Goal LU/ED-3: Design and Land Development Practices

To promote high-quality design and land development practices in the Sunset Area.

Policies

- LU/ED-3.1: High-Quality Design.** The County shall require high-quality design in both the public and private realm to ensure an attractive setting for investment in planned uses in the Sunset Area, especially along key transportation corridors (e.g., Placer Parkway, Highway 65, Sunset Boulevard, Foothills Boulevard North, Athens Avenue, Fiddymont Road). All projects shall comply with the Placer County Street Improvements Ordinance by constructing the required frontage improvements and providing ultimate planned right-of-way dedications to the County. Except as otherwise provided in design guidelines for approved specific plans, this will include compliance with applicable provisions of the Sunset Area Corridor Design Standards and Guidelines, the Placer County Design Guidelines Manual and Landscape Design Guidelines, and the Placer County Land Development Manual, including the Placer County General Specifications and Engineering Design Details. Such design shall include appropriate buffering (e.g., distance, sound walls, fencing, and landscaping) between sensitive uses, such as residential uses, and the key transportation corridors listed above.
- LU/ED-3.2: Environmentally Responsive Design.** The County shall encourage buildings and sites to be designed in a manner that blends with existing natural conditions, including site topography, existing woodland vegetation, wetlands, stream channels, and other natural features. Where existing resources are preserved by other policies and programs, adjacent buildings and other improved areas shall be designed in harmony with the preserved area and shall not seek to replace or dominate those resources.
- LU/ED-3.3: New Discretionary Development Characteristics.** The County shall only approve new discretionary development that has the following characteristics:
- A. Adequate infrastructure and services;
 - B. Convenient connections to the regional transportation network, including connections to existing transit and other non-automobile, multi-modal transportation;

- C. Site amenities, such as outdoor plazas, walking trails, and supportive accessory uses (e.g., daycare providers, fitness facilities, coffee shops, cafes, delicatessens) that will attract primary wage earner employment; and
- D. Sufficient buffering to avoid incompatibility with adjacent uses.

LU/ED-3.4: Land Alteration. The County shall require that new discretionary development comply with the Placer County Grading Ordinance as well as incorporate sound soil conservation practices and minimize land alterations. Land alterations should comply with the following guidelines:

- A. Limit cuts and fills;
- B. Limit grading to the smallest practical area of land;
- C. Limit land disturbance and grading activities to the shortest practical amount of time;
- D. Replant and stabilize graded areas to ensure establishment of plant cover before the next rainy season; and
- E. Create grading contours that blend with the natural contours on site or with contours on property immediately adjacent to the area of development.

LU/ED-3.5: Parking. The County shall require site planning that minimizes the visibility of parking areas as much as possible through their configuration and the use of landscaping and grading. This can be achieved by locating parking to the rear of buildings and in areas that can be appropriately screened from the adjacent street and surrounding land uses. Parking supply design should adhere to the following principles:

- A. Parking areas should be organized into small units separated by landscaping and pedestrian facilities to provide safe, attractive pedestrian environments and visual enhancement.
- B. Shade trees shall be provided on parking islands, along street edges, and at other locations wherever feasible, and shall be consistent with the shading provisions of the Placer County Landscape Guidelines.
- C. Where shade structures are provided, encourage the installation of solar panels.

- D. Convenient surface parking shall be provided for commercial areas without affecting the character of major streetscapes. Parking areas should be located whenever possible at the rear or side and connected to the streetscape through pedestrian links.
- E. Access points to parking areas shall be minimized to reduce their potential impact on the surrounding streetscapes and to minimize potential vehicular conflict.
- F. Bike parking areas shall be provided as required by the Zoning Ordinance.



LU/ED-3.6: Outdoor Storage and Parking Surfaces. The County shall require that outdoor yard areas and all parking and circulation areas be surfaced with concrete and asphaltic concrete, at a minimum, but shall encourage permeable pavement if approved by the County in accordance with the West Placer Storm Water Quality Design Manual.

LU/ED-3.7: Screening to Avoid Visual Impacts. The County shall require outdoor storage or activity areas to incorporate screening elements to reduce the visual impact of such activities. Such elements shall include opaque fencing and landscaping. The stacking of materials in outdoor yard areas shall be restricted to reduce visual impacts. No materials stored immediately adjacent to screening elements should exceed the height of the screen. Materials stored higher than a screen shall be confined to the middle of the yard area.

LU/ED-3.8: Landscaping. The County shall require industrial, commercial, and office projects incorporate landscaping into site design for all areas not covered by hardscaping. All development projects shall include a substantial amount of landscaping along frontages adjacent to public rights-of-way, and perimeter landscaping for screening of parking lots, loading docks, and yard areas. Where appropriate, individual projects shall use a landscape theme that is consistent throughout the development area (e.g., within a thematic district, master planned project, or specific plan). All landscaping shall comply with the requirements of the Water Efficient Landscape Ordinance (WELO), including use of native species that are drought-resistant.



LU/ED-3.9: Lighting. The County shall balance the need for lighting in new developments with concern for the environment and existing uses by encouraging the use of efficient, strategic, and aesthetic lighting methods that address public safety and reduce light pollution. Lighting design should adhere to the following principles:

- A. Lighting on site should be designed to promote pedestrian comfort and safety and to enliven public gathering places.
- B. Lighting for individual buildings should be integrated into the architecture.
- C. Lighting shall be designed to minimize projection into adjacent properties and onto adjacent roads and not provide a source of glare.

- D. The height of light standards in parking areas shall not exceed eighteen (18) feet.
- E. Energy-efficient technology should be used wherever possible.

LU/ED-3.10: Signage. The design and provision of signage on commercial and institutional properties should balance the requirements for form and identity associated with the particular use with the need to complement and enliven the streetscape. Signage shall be designed in accordance with Placer County Sign Regulations (Placer County Zoning Ordinance 17.54.170). Signage design should adhere to the following principles:

- A. The design of signage should be visually and thematically consistent with the building design(s) and coordinated throughout a site. Signage should contribute to the design vision for the building, site, and overall community.
- B. All developments are permitted to erect low-profile, free-standing monument-type signs that are located outside of public rights-of-way and multi-purpose easement areas and that do not obstruct vehicle sight lines. Signs should use individual letters. Cabinet building signs are strongly discouraged.
- C. Freestanding signs shall either be externally illuminated or only the individual letters shall be internally illuminated.
- D. Ground-related signage structures should be integrated into the site plan and landscaping and should contribute to the overall wayfinding strategy of the site.
- E. Individual tenant signs shall be installed on the front of the building.

LU/ED-3.11: Mirrored or Reflective Glass. The County shall prohibit the use of mirrored or reflective glasses as the dominant architectural theme in industrial, office, or commercial buildings. Reflective surfaces of multi-story buildings facing streets, open spaces, parks, and residential neighborhoods shall be oriented to avoid generating glare that could create a nuisance



LU/ED-3.12: Impervious Surfaces / Low-Impact Development. The County shall require that all new discretionary development be designed in accordance with the West Placer Storm Water Quality Design Manual to incorporate Site Design Measures and Low-Impact Development features to infiltrate runoff from impervious surfaces.

Goal LU/ED-4: Entertainment/Mixed-Use

To support and promote opportunities for growth in regional scale entertainment-oriented and visitor-serving uses.

Policies

LU/ED-4.1: Entertainment-Oriented and Visitor-Serving Uses. The County will collaborate with land owners and development interests to attract entertainment-oriented and visitor-serving uses in the area designated on the Land Use Diagram as Entertainment/Mixed-Use.

LU/ED-4.2: Expansion/Diversification of Thunder Valley. The County shall work with the United Auburn Indian Community to support efforts to implement the UAIC's vision to diversify its operations near the Thunder Valley Casino Resort.



- LU/ED-4.3: Placer Parkway/Foothills Boulevard Interchange.** The County shall promote opportunities for retail and visitor-serving uses to leverage the excellent transportation access at the Placer Parkway/Foothills Boulevard interchange and visibility from Placer Parkway and SR 65, as further defined in the Placer Ranch Specific Plan.
- LU/ED-4.4: Healthcare-Related Uses.** The County shall support healthcare-related uses that respond to demand associated with the needs of the Sunset Area community and nearby hospitals and medical facilities.
- LU/ED-4.5: Workforce Housing.** The County shall encourage the development of workforce housing to accommodate local employees, particularly housing affordable to service industry workers.

Goal LU/ED-5: Innovation Center

To leverage the Sunset Area's regionally unique supply of large footprint development sites to promote opportunities for innovation economy businesses.

Policies

- LU/ED-5.1: Infrastructure/Development Readiness.** The County shall support efforts to establish funding mechanisms for high-capacity telecommunications services infrastructure improvements to advance development readiness for a wide range of industry clusters.
- LU/ED-5.2: Large Footprint Sites.** The County shall encourage landowners to retain large footprint development sites with the potential to attract unique regional and national scale business operations.
- LU/ED-5.3: Amenity-Rich Setting.** The County shall promote the establishment of an amenity-rich setting that takes advantage of and integrates the natural features of the Sunset Area (e.g., wetlands, stream courses, open space vistas).
- LU/ED-5.4: High-Quality Construction Practices.** The County shall require design and construction practices that result in high levels of quality to establish and protect property values and to attract investment in the Sunset Area.
- LU/ED-5.5: Innovative Residential Uses.** The County shall support integration of innovative residential uses that are close to workplaces to attract and accommodate creative and knowledge-based economy workers and minimize commute times and vehicle trips. Where residential uses abut industrial uses, the site design for the residential uses shall include a 300-foot setback (e.g., through clustered housing).
- LU/ED-5.6: Symbiotic Relationships with Universities.** The County shall support efforts to promote symbiotic relationships between uses in areas designated Innovation Center and nearby universities.

Goal LU/ED-6: Eco-Industrial

To support the Western Placer Waste Management Authority's efforts to diversify and expand its operations while protecting the viability of its facilities.

Policies

- LU/ED-6.1: Innovation/Research and Development.** The County shall support WPWMA initiatives to establish industrial and manufacturing uses focused on alternative waste-to-energy technologies, recovery and reuse of materials, solid waste-related research and development, and related advanced manufacturing. This includes efforts to collaborate with nearby universities to advance state-of-the-art approaches to these activities.
- LU/ED-6.2: Land Use Changes near WPWMA Facilities.** When considering land use changes near the Western Regional Sanitary Landfill and the Western Placer Waste Management Authority Material Recovery Facility (MRF) operation, the County shall consider the regional value of these solid waste facilities and operations. To protect these facilities and operations from incompatible encroachment, as well as to protect new uses from nuisances generated by the landfill and MRF, new development shall be reviewed and approved on a project-by-project basis, considering proximity to the active operation of these facilities and predicated on the new development's ability to comply with the standards specified in Table 1-3 of this Plan.
- LU/ED-6.3: WPWMA Land Use Compatibility.** The County shall encourage businesses that are compatible with WPWMA land uses, such as businesses focused on the collection and conversion of waste, including but not limited to recycling, biomass, and production of organics for composting and mulching to be located in the Eco-Industrial District.
- LU/ED-6.4: Composting Materials.** The County shall encourage production of composting materials that meet standards to be used for applications such as landscaping and rural lands.

Goal LU/ED-7: Light Industrial

To expand and enhance opportunities for a wide variety of uses in the Sunset Area's Industrial Infill District.

Policies

LU/ED-7.1: Upgrading of Substandard Development. The County will collaborate with land owners, developers, and utility providers to encourage investment in upgrading areas designated Light Industrial on the Land Use Diagram



LU/ED-7.2: Discouragement of Incompatible Uses. To protect investments in areas designated Light Industrial on the Land Use Diagram, the County shall establish and enforce development regulations and standards to discourage uses incompatible with light industrial business operations.

LU/ED-7.2: Work-Live Units. The County shall permit work-live units under certain circumstances in the Light Industrial designation. Access to work-live units must be separated from other uses in the structure and access to each unit shall be provided from common access areas, corridors, halls, and/or the public street sidewalk. Areas within a work-live unit that are designated as living space shall be an integral part of the work-live unit and not separated (or occupied and/or rented separately), except that living and working space may be separated by interior courtyards or similar private space.

Goal LU/ED-8: Business Park

To develop a mixture of light industrial and office uses in a campus-like setting as a transition between intensive industrial uses and office and commercial uses.

Policies

- LU/ED-8.1: Employee-Intensive and Primary-Wage-Earning Jobs.** The County shall encourage the establishment of Business Park uses that are employee-intensive and that provide a significant number of primary-wage-earning jobs which provide salaries comparable to the County's median income level or higher.
- LU/ED-8.2: High Quality Design.** The County shall require structures associated with Business Park uses to incorporate high quality architectural design elements consistent with the standards contained in the Placer County Design Guidelines Manual and the standards in the Implementing Zoning Regulations.
- LU/ED-8.3: Landscaping/Open Space.** The County shall require that Business Park uses incorporate landscaping and open space areas, including, where appropriate, natural open spaces.

Goal LU/ED-9: General Commercial Development

To provide opportunities for commercial and service uses that complement employment centers and residential areas in the Sunset Area.

Policies

- LU/ED-9.1: Local Goods and Service.** The County shall require new commercial development in the Sunset Area to emphasize the provision of goods and services for the Sunset Area employers, employees, university staff and students, and residents.

LU/ED-9.2: Commercial Uses in Industrially-Designated Areas. The County shall discourage the establishment of commercial uses on industrially-designated lands to reserve industrial properties for significant employee-generating businesses. Small, service-oriented commercial establishments that provide the employment base with convenient dining and service options that support the industrial areas are the exception.



Goal LU/ED-10: Preserve/Mitigation Reserve

To protect land for watershed preservation, outdoor recreation, and wilderness or wildlife, while providing opportunities for mitigation of loss of such resources elsewhere in the Sunset Area and South Placer County.

Policies

LU/ED-10.1: Establish Natural Resource Reserves. The County shall support the establishment and maintenance of natural resource reserves and conservation banks that contribute to offsetting loss of valuable resources elsewhere, including from within the Sunset Area.

LU/ED-10.2: Natural Feature Retention. The County shall encourage the retention of natural features such as unique topography, vegetation, habitat, or stream courses in reserve areas.

LU/ED-10.3: Development Separators. The County supports the maintenance of Preserve/Mitigation Reserve areas to establish separation between otherwise developed areas (e.g., the Sunset Area, Lincoln) and providing buffers between potentially incompatible uses.



LU/ED-10.4: Recreation. Consistent with open space preservation and mitigation reserve activities, the County supports development of recreation opportunities, including walking and biking trails, in areas designated Preserve/Mitigation Reserve on the Land Use Diagram.

Goal LU/ED-11: Urban Reserve

To support and protect existing uses in areas not well-positioned for near-term conversion to urban uses.

Policies

LU/ED-11.1: Continuing Agricultural Operations. The County supports the continuing operation of agricultural uses in areas designated Urban Reserve on the Land Use Diagram.



LU/ED-11.2: Urban Reserve Redesignation. The County shall prepare or require the preparation of plans for urban uses in advance of redesignation of Urban Reserve land to urban designations.

LU/ED-11.3: Agricultural Buffer. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of 50 feet to avoid land use conflicts between the agricultural uses and the nonagricultural uses.

Goal LU/ED-12: Placer Ranch

To promote the development of Placer Ranch as a premier mixed-use community.

Policies

LU/ED-12.1: Placer Ranch Specific Plan. The County supports the development of Placer Ranch with a mixture of residential, commercial, employment, educational, and public uses.

LU/ED-12.2: Specific Plan Required. The County shall require the preparation of a specific plan for the Placer Ranch area.

LU/ED-12.3: Connectivity. The County shall require development in the Placer Ranch area, as conditions of approval, to be well-connected with adjacent areas via arterial and collector roadways, bicycle lanes, and multi-use paths.

Goal LU/ED-13: Public Facilities

To designate adequately-sized, well-located areas for the development of public facilities to serve the Sunset Area and regional needs.

Policies

LU/ED-13.1: Range of Facilities and Services. The County shall seek to provide a broad range of public facilities and services to all users in the Sunset Area.

LU/ED-13.2: Minimize Visual Impacts of Public Improvements. The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities shall be installed underground and roadways and parking areas shall be designed to fit the natural terrain.

LU/ED-13.3: Undergrounding Utility Lines. The County shall require all new discretionary development within the Sunset Area Plan to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute in-lieu funding for future undergrounding if the project is within a planned utility undergrounding district.

LU/ED-13.4: Public Facility Operator Consultation. When considering new discretionary development near a public facility, the County shall consult with the public facility operator to address potential land use compatibility issues prior to new development approval.

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2. TRANSPORTATION AND MOBILITY

One of the overarching objectives of the Sunset Area Plan is to introduce balance to the relationship between residential development and employment-supporting uses in South Placer County. This objective, in large part, is focused on making better use of the local and regional transportation system by providing opportunities for residents and employees to travel shorter, more direct routes between home and work, as well as by providing broader choices for personal mobility. In other words, the Sunset Area Plan is intended to result in a better jobs-housing balance in South Placer County and, thereby, to improve the efficiency and effectiveness of the transportation system. This section outlines the County's approach to improving all elements of the multi-modal system, including roadways, active transportation facilities, and transit services.

Chapter 3 (Transportation and Circulation) of the Existing Conditions Report includes a detailed description of the transportation setting for the Sunset Area, including existing facilities and services, current transportation plans and programs, and the structure for funding of transportation improvements.

Existing and Planned Roadway Network

The existing and planned roadway network establishes the framework for planning and development of the Sunset Area. The absence of other major defining features such as natural landforms or water elements means that the roadway network (including highways and major arterials) plays an influential role in defining the space within the Sunset Area. The key roadways in the existing and planned network are described below and depicted in Figure 2-1 according to their proposed functional classification. Table 2-1 lists the basic standards for each class of roadway (i.e., right-of-way width, number of lanes), as well as the roadways within the Sunset Area that fall into each classification. The Sunset Area Plan Corridor Design Standards and Guidelines (Appendix 4.a) include detailed roadway cross-sections based on these standards.

- **State Route 65:** State Route 65 (SR 65) is a north-south State highway that begins at I-80 in Roseville and extends north through the Placer/Yuba

County line and connects with SR 70 south of Marysville in Yuba County. SR 65 defines the eastern edge of the Sunset Area and provides access to the Sunset Area through its interchanges at Blue Oaks Boulevard, Sunset Boulevard, Twelve Bridges Drive and Placer Parkway.

- **Placer Parkway:** Placer Parkway is a planned east-west limited access expressway that will connect the SR 65 corridor and the SR 70/99 corridor. It will serve Lincoln, Rocklin, Roseville, southwestern Placer County, and southern Sutter County by providing an alternative to SR 65, I-80, and the local roadway network. One of its key objectives is to improve regional accessibility for businesses and jobs and, in doing so, advance economic development goals in southwestern Placer County. The Sunset Area will be a key benefactor of this improved accessibility, with interchanges at SR 65, Foothills Boulevard, and Fiddymment Road. There may also be an interchange at Santucci Boulevard (extension of Watt Avenue), approximately four miles west of Fiddymment Road. In addition to providing access to the Sunset Area, Placer Parkway will also establish a well-defined edge, dividing the area at the northern border of Placer Ranch. The only two north-south connections in the four-mile stretch within the Sunset Area will be at Foothills Boulevard and Fiddymment Road.



- **Sunset Boulevard:** Sunset Boulevard is currently a two-lane, east-west thoroughfare connecting Foothills Boulevard North at the current western terminus. It transitions from two lanes to six lanes at the Sunset Boulevard/SR 65 interchange and continues east into the city of Rocklin. With the development of Placer Ranch, Sunset Boulevard will expand to a four- to six-lane facility to serve as the "front door" to Placer Ranch. It will be extended westward from its current terminus at Foothills Boulevard

North to become one of two east-west arterials providing continuous access through Placer Ranch.

- **Foothills Boulevard:** The current name for the roadway within the Plan area is Foothills Boulevard North, although when the connection is made to the south the name is anticipated to change to Foothills Boulevard, including on the current Duluth Avenue, which will provide the connection to Foothills Boulevard in Roseville. The roadway is currently a two-lane, north-south thoroughfare that runs from Athens Avenue on the north to Sunset Boulevard on the south. With buildout of the Sunset Area, it will eventually be improved to a six-lane arterial that extends into Roseville to the south. It will also be served by the first interchange to be constructed on Placer Parkway, so it will become a key economic development focal point in the area.
- **Industrial Avenue/Lincoln Boulevard:** Industrial Avenue/Lincoln Boulevard is a north-south collector that parallels SR 65 between Roseville and Lincoln. Industrial Avenue extends from Washington Boulevard in Roseville to SR 65 and becomes Lincoln Boulevard through Lincoln. It is the main north-south roadway serving the currently-developed parts the Sunset Area.
- **Cincinnati Avenue:** Cincinnati Avenue is a north-south, two-lane collector road located approximately a quarter-mile west of Industrial Avenue. It provides access to a variety of light industrial uses. It currently terminates at the Placer Gold Industrial Park to the north and at the southern edge of the Sunset Planning Area to the south, just north of the Roseville city limit line.
- **Fiddymment Road:** Fiddymment Road is currently a two-lane north-south facility within the Plan area connecting Baseline Road on the south and Moore Road on the north. It will become a key north-south roadway serving the Sunset Area as a six-lane arterial, essentially bisecting the project and serving as the dividing line between the more urban uses to the east and suburban uses to the west.
- **Athens Avenue:** Athens Avenue is currently a two-lane road from approximately a half-mile east of Foothills Boulevard north to Fiddymment Road. The cross section in front of Thunder Valley Casino Resort varies, but is predominantly a four-lane roadway. It currently provides primary access to both the Thunder Valley and WPWMA facilities. With completion of Placer Parkway, WPWMA-related truck traffic will access the facilities via the Fiddymment interchange, which will reduce WPWMA-bound traffic around Thunder Valley and other future businesses in and around the Sunset Area. This will change the function of Athens Avenue, providing an associated opportunity to change its character to better suit future commercial uses in the area. Ultimately, it will be extended from the current terminus at Fiddymment Road to South Dowd Road and widened to four lanes. This extension would cross property owned by the WPWMA that

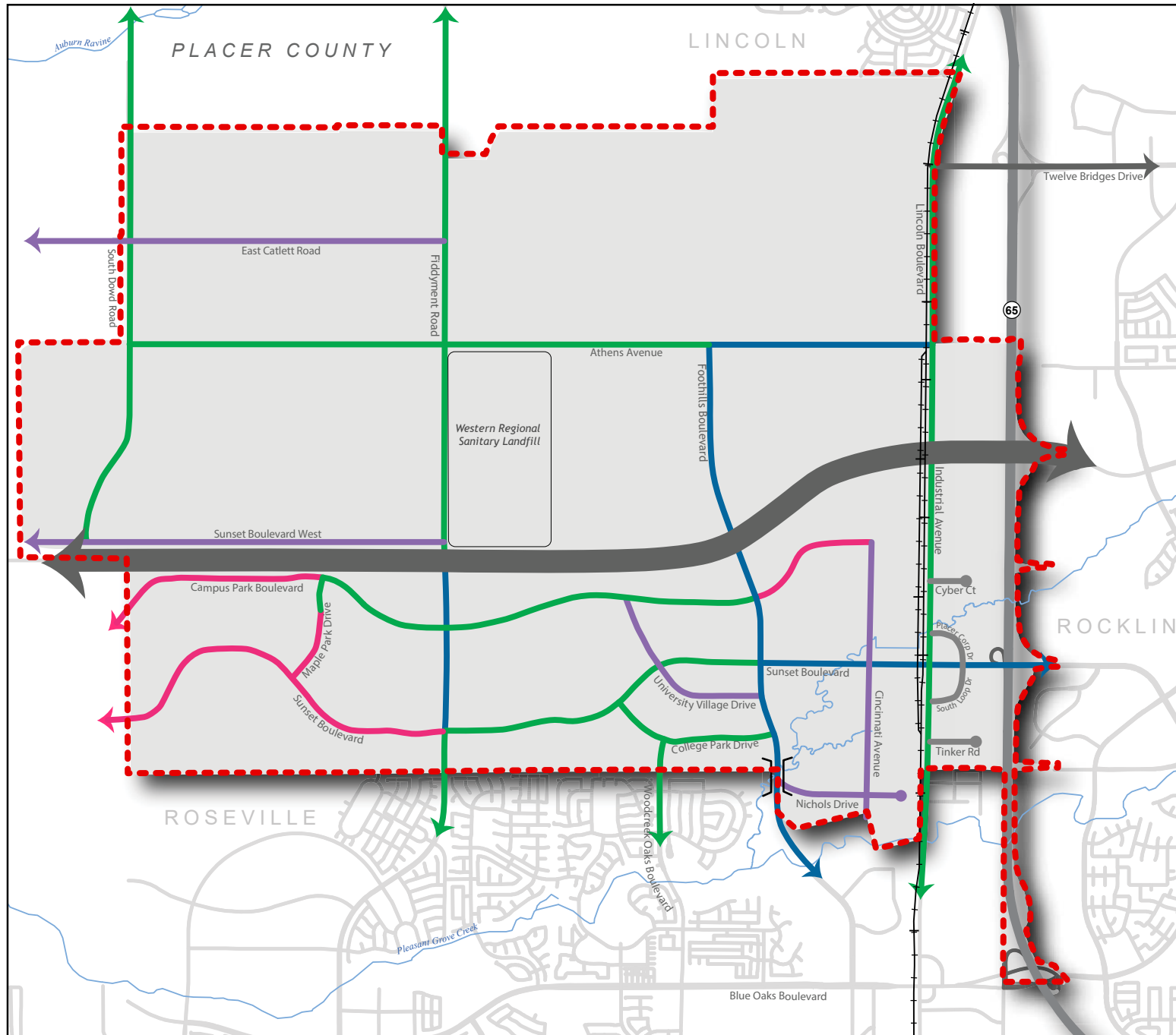
is currently being master planned. If WPMWA selects an alternative that utilizes all of its property west of Fiddymment Road for fill operations or waste cells, the County will increase capacity on the parallel roadways of East Catlett Road and Sunset Blvd West. If the master plan identifies the north area for operations, offices, and/or equipment, when the roadway is constructed, the County will provide a grade-separated crossing from the northern property to their southern property across the Athens Avenue extension.

- **South Dowd Road:** South Dowd Road is an existing north-south rural road that terminates at Auburn Ravine, about a half-mile north of the Sunset Planning Area. It is planned to eventually extend to Placer Parkway, where it would connect with Westbrook Boulevard in Amoruso Ranch in Roseville via a grade separation.
- **East Catlett Road:** East Catlett Road is an east-west rural road that terminates at Fiddymment Road, a half-mile north of Athens Avenue. To the west, it extends into Sutter County, eventually connecting with SR 70.
- **Campus Park Boulevard:** Campus Park Boulevard is a planned roadway that will run east-west through Placer Ranch, paralleling West Sunset Boulevard (to the south) and Placer Parkway (to the north). It will form the northern edge of the California State University, Sacramento – Placer Campus east of Fiddymment Road and will provide access to the commercial and residential areas west of Fiddymment Road, eventually extending into Amoruso Ranch in Roseville. Campus Park Boulevard will ultimately be a two-lane collector from Cincinnati Boulevard to Foothills Boulevard, a four-lane Arterial from Foothills Boulevard to Maple Park Drive, and a two-lane collector west of Maple Park Drive.

**TABLE 2-1
ROADWAY FUNCTIONAL CLASSIFICATION**

Classification	Locations	Lane Capacity	Right-of-Way	Landscape Median
Arterial Roadways				
6-Lane Arterial	<ul style="list-style-type: none"> ▪ Athens Ave. from Foothills Blvd. to Lincoln Blvd. ▪ Fiddymment Rd. south of Placer Pkwy. ▪ Foothills Blvd. N. ▪ Sunset Blvd. east of Foothills Blvd. N. 	6	96'	14'
4-Lane Arterial	<ul style="list-style-type: none"> ▪ Athens Ave. from S. Dowd Rd. to Foothills Blvd. ▪ Campus Park Blvd. from Foothills Blvd. to Maple Park Dr. ▪ E. Catlett Rd. (between Fiddymment Rd. and Dowd Rd.) ▪ College Park Dr. ▪ S. Dowd Rd. north of Placer Pkwy. ▪ Fiddymment Rd. north of Placer Pkwy. ▪ Sunset Blvd. from Foothills Blvd. N. to Fiddymment Rd. ▪ Woodcreek Oaks Blvd. 	4	74' to 80'	14' to 20'
Collector Roadways				
Collector	<ul style="list-style-type: none"> ▪ Campus Park Blvd. west of Maple Park Dr. and east of Foothills Blvd. ▪ Cincinnati Ave. ▪ Industrial Ave. ▪ Maple Park Dr. ▪ Sunset Blvd. west of Fiddymment Rd. ▪ Sunset Blvd. West ▪ University Village Dr. 	2	96'	None to 20'

Sunset Area Plan | Figure 2-1
Draft Circulation Diagram



- Plan Area
- Western Regional Sanitary Landfill
- 6-Lane Arterial with Median
- 4-Lane Arterial with Median
- Collector
- Collector with Median
- + + + Rail



Date: 12-05-2018
 Source: Placer County, 2015

Active Transportation

Bicycle and pedestrian travel are key components of a balanced transportation system. Currently, the Sunset Area is not well-served by facilities that would encourage biking and walking. This is primarily because the area is largely undeveloped, although those parts of the area that are developed do not have high quality bike and pedestrian facilities. As the Sunset Area develops, the County has the opportunity to promote non-motorized transportation by ensuring that roadways are designed to incorporate bike lanes and sidewalks, as well as to ensure local, sub-regional, and regional connectivity (including trail and pathway systems). Figure 2-2 shows the locations of existing and planned bike and pedestrian facilities within the Sunset Area. As this map shows, Class II bike lanes are proposed throughout the entire Plan Area, including buffered bike lanes as depicted in the Placer County Regional Bikeway Plan (see Figure 2-3). The Regional Bikeway Plan, which was prepared by the Placer County Transportation Planning Agency and adopted by the Board of Supervisors in 2018, provides a directory of both existing regional bikeways and proposed bikeway network improvements within unincorporated Placer County. It is intended to supplement the Placer County General Plan and Sunset Area Plan by ensuring that roadways are designed to incorporate bike lanes, share use paths, and sidewalks.

Transit/Shared Mobility

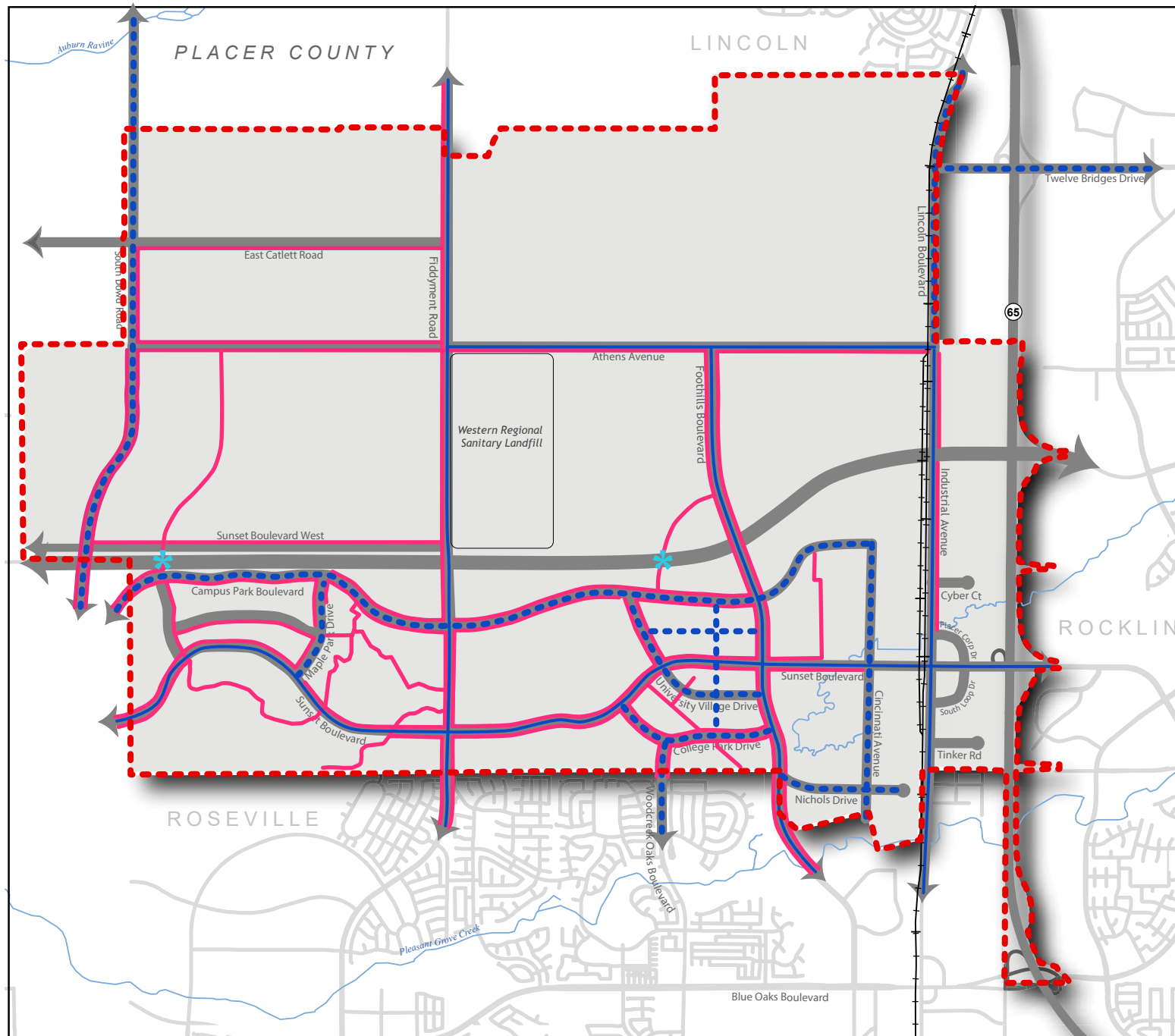
Direct transit service in the Sunset Area is very limited due to the sparse development in the area. Placer County Transportation's Lincoln/Sierra College bus route runs along Industrial Boulevard and Sunset Boulevard, with a connection to the Thunder Valley Casino Resort along Athens Avenue. Roseville Transit's "S" line also provides access to the area via a loop that runs along Industrial Boulevard, Sunset Boulevard, and SR 65 in the southeastern part of the Plan area (see Figure 2-4). As the area evolves into a regional center for employment, education, and entertainment, demand for local mobility services and connections to regional services will increase and such services will become more viable.

Shared mobility—the shared use of a vehicle, bicycle, or other low-speed travel mode—is an emerging transportation strategy that enables users to have short-term access to a mode of transportation, primarily for local, short-distance trips. Shared mobility includes services such as carsharing, bikesharing, ridesharing (carpooling/vanpooling), on-demand ride services, scooter sharing, and alternative transit services, such as employer shuttles and microtransit (either public or private). It can also include commercial delivery vehicles providing flexible goods movement, known as courier network services. Among the potential benefits of shared mobility are the following:

- Maximizing infrastructure capacity by minimizing VMT, mitigating congestion, and reducing parking demand
- Encouraging multi-modal travel opportunities
- Supporting economic development goals and innovative planning, design, and development principles
- Reducing fuel consumption and supporting climate action and air quality goals
- Ensuring affordable, full, and equitable transportation access and mobility to all communities

Shared mobility may either supplement or supplant traditional public transportation services, particularly for short-distance, local trips. In particular, shared mobility services can provide for “first- and last-mile” links between regional services and origins and destinations in the Sunset Area, as well as localized travel within the Sunset Area for workers, visitors, and residents. This could include both private and public services, such as services sponsored by major institutional attractions (e.g., Thunder Valley Casino Resort and California State University, Sacramento – Placer Campus).

Sunset Area Plan | Figure 2-2
**Bike and Pedestrian
 Mobility Map**



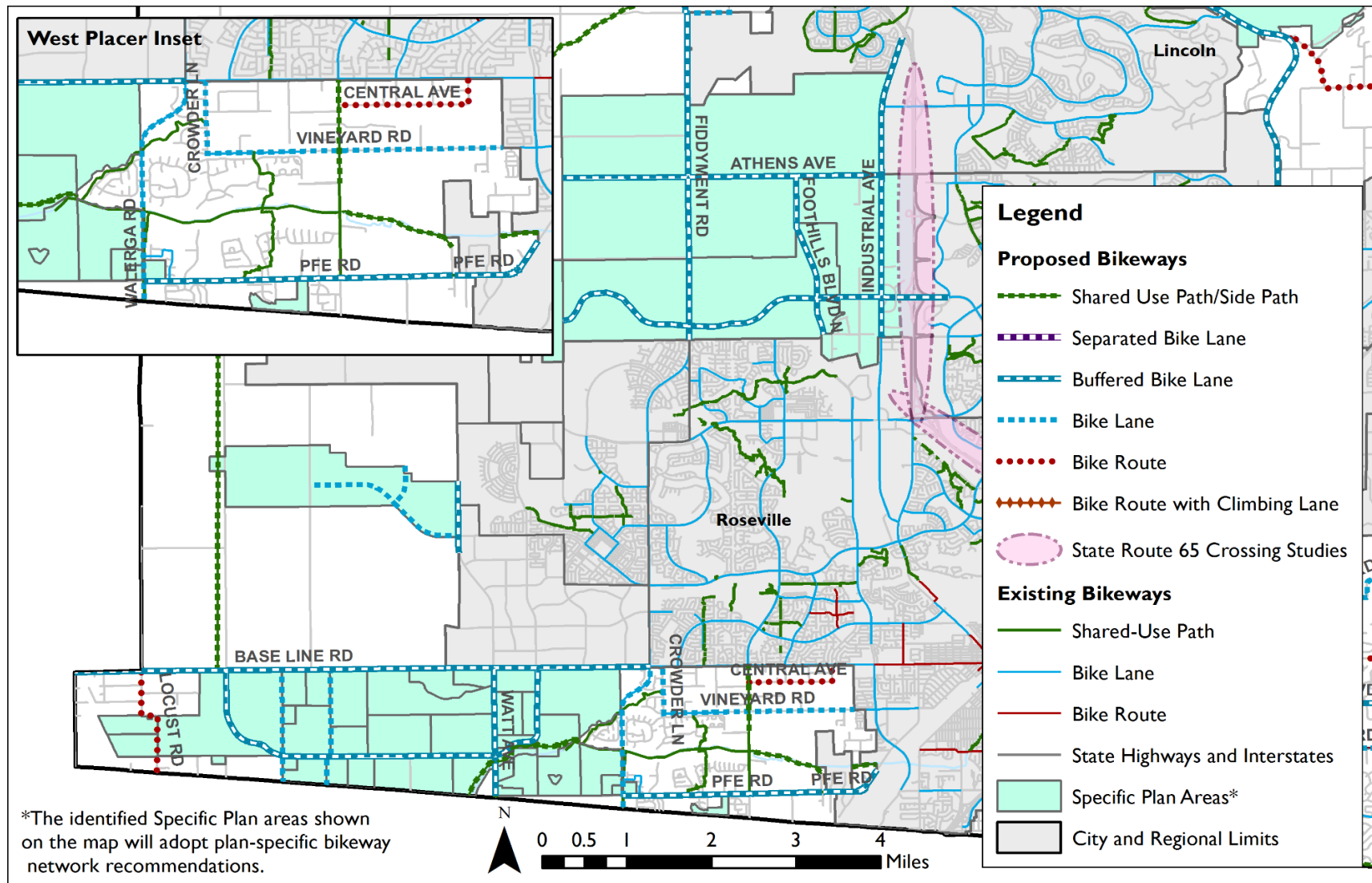
- Plan Area
- Western Regional Sanitary Landfill
- Shared Use Path*
- Class II On-Street Bike Lane
- Buffered Class II On-Street Bike Lane
- ✱ Placer Parkway Grade Separation (see Policy TM-2.9)
- + + Rail

*Alignments are conceptual; more precise alignments will be determined through subsequent site planning (e.g., specific plans, site development plans).



Date: 12-05-2018
 Source: Placer County, 2015

Figure 2-3
Planned Bikeway Facilities – Dry Creek / Sunset
(Placer County Regional Bikeway Plan, June 2018)



Goals and Policies

This section of the Sunset Area Plan provides the goals and policies that will lead to enhanced mobility and connectivity within the Plan area and improved connectivity to adjacent areas. These goals and policies provide the general framework for establishment and maintenance of a well-balanced transportation system serving the Sunset Area and connecting it with other regional systems.

Goal TM-1: Roadways and Traffic

To develop a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel.

Policies

TM-1.1: Complete Street Design. The County shall require, as conditions of approval, the design of all arterial, collector, and local streets in the Sunset Area to address the needs of all potential users and all modes of travel within the street right-of-way. This will include the following:

- A. Sidewalks and curbs to ensure pedestrian convenience, comfort, and safety.
- B. Off-street, separated Shared Use Paths and on-street Class II Bike Lanes to accommodate the needs of both commuter and recreational cyclists.
- C. Transit accessibility and transit priority to enhance the convenience and efficiency of transit services.
- D. Shade trees and planting strips to add to the comfort of users and to enhance the aesthetic appeal of streets.

TM-1.2: Level of Service. The County shall maintain a level of service (LOS) E standard at major intersections within the Plan area, as defined by the Department of Public Works and Facilities. The major roadways within the Plan area (Figure 2-1 Circulation Diagram) are planned to operate acceptably and further analysis will not be required except on a case-by-case basis where specific factors will be considered (e.g. proposed rezone). Analysis shall conform to the *Placer County Transportation Impact Analysis Guidelines*.

- TM-1.3: Level of Service Coordination.** The County shall coordinate with neighboring jurisdictions, such as Placer County Transportation Planning Agency and the City of Roseville, to plan for acceptable and compatible levels of service on roadway facilities that connect the Sunset Area with adjacent areas.
- TM-1.4: Vehicle Miles Traveled.** Consistent with SB 743, the County shall use vehicle miles traveled (VMT) to evaluate the transportation impacts of new development proposals, in accordance with the adoption timelines defined in SB 743. Required traffic impact analysis may also consider the total number of trips generated and the resulting impact on traffic volumes and congestion (e.g., LOS), but VMT shall provide the basis for determining appropriate mitigation measures to meet CEQA requirements. Analysis shall conform to the *Placer County Transportation Impact Analysis Guidelines*.
- TM-1.5: Capital Improvement Funding.** The County shall provide for sufficient capital improvements to meet the target for vehicle miles traveled (VMT) and greenhouse gas reductions.
- TM-1.6: Right-of-Way Preservation.** The County shall preserve right-of-way for all transportation and circulation facilities depicted on the *Sunset Area Plan Circulation Diagram* (Figure 2-1) and described in Table 2-1. As appropriate, this will include requiring development projects to dedicate property.



TM-1.7: Internal Street Connectivity. The County shall require large private developments (e.g., office parks, apartment complexes, retail centers) to provide internal streets and parking lots that connect to the existing public roadway system at County-approved locations and provide a seamless transition to existing and planned transportation facilities.

TM-1.8: Network Connectivity/Continuity. The County shall coordinate with the cities of Roseville, Rocklin, and Lincoln and the Placer County Transportation Planning Agency to ensure that arterial and collector roads are designed to provide connections between the Sunset Area and adjacent areas. This will include establishing parallel facilities that provide alternatives to relying on regional facilities (i.e., SR 65, Placer Parkway) for local trips.

TM-1.9: Additional Traffic Impact Mitigation. The County shall require applicants for land development projects to demonstrate consistency with the land use assumptions of the EIR for this Plan. For projects that exceed these assumptions, the County will require additional traffic analysis and mitigation of impacts identified in the analysis. Mitigation could include contribution to funding of transportation system improvement (e.g., traffic fees, VMT fees) and/or dedication of right-of-way for future improvements.



TM-1.10: Transportation Systems Management Programs. The County shall promote the use of transportation systems management (TSM) programs directed at increasing the efficiency of the transportation system. This includes the requirement that proposed development projects meet the County's trip reduction

ordinance (TRO), which is aimed at increasing average vehicle occupancy and promoting use of transit and active transportation.

TM-1.11: Autonomous Vehicle Technology. The County shall monitor the development of autonomous vehicle technology, actively participate in regional discussions regarding the potential effects of autonomous vehicles, and consider the impacts of this new technology on signage, speed limits, signal timing, and roadway design standards within the Sunset Area.

TM-1.12: Intelligent Transportation Systems. The County will continue to coordinate with SACOG and adjacent cities to deploy intelligent transportation systems (ITS) solutions to improve travel conditions, inform travelers, better respond to travel disruptions, and more effectively manage travel flow in the Sunset Area.

Goal TM-2: Active Transportation

To support bicycling and walking in the Sunset Area by providing safe and convenient routes and facilities.

Policies

TM-2.1: Transportation Facility Design. With the exception of limited access expressways (e.g., Placer Parkway), the County shall require the design of all future roads, bridges, and facilities to accommodate bicycle and pedestrian travel, with a preference for shared use paths.

TM-2.2: New Development Connectivity. The County shall require new development to include a system of sidewalks, trails, and bikeways that link all land uses as conditions of approval, provide accessibility to parks and schools, and connect to all existing and planned external street and trail facilities. Land use and development applications will need to demonstrate how proposed facilities will connect with the major connector nodes and corridor trails, as depicted in Figure 2-2.

TM-2.3: Pedestrian and Bicycle Safety. The County shall require safe street and intersection crossings for bicyclists and pedestrians that include traffic signals, signal timing to enable safe crossings, enhanced crosswalk facilities with painted and textured and/or raised surfaces, pedestrian and bike activated signals, pedestrian refuge islands and medians, and intersection crossing guidelines consistent with the Americans with Disabilities Act.

TM-2.4: Supportive Land Uses. The County shall encourage land use types and forms that facilitate the use of alternate modes of transportation, multi-modal facilities, and the development of complete streets.

TM-2.5: Bicycle Parking. The County shall require, as conditions of approval, safe and convenient bicycle parking for all new or modified public and private developments and businesses. For commercial establishments, bicycle parking shall be located near primary building entrances.



TM-2.6: End-of-Trip Facilities. The County shall encourage incorporation of cycling-friendly facilities such as showers, secure weather-protected bicycle lockers, storage lockers for other gear, and changing spaces for all new or modified public and private developments and businesses.

TM-2.7: Regional Connectivity. The County shall work to promote and facilitate bicycle and pedestrian connections between the Sunset Area networks and the active transportation networks of nearby communities. This will include connecting existing facilities in adjacent areas with new facilities in the Sunset Area.

TM-2.8: Grant Funding. The County shall identify regional, State, and Federal funding programs and secure funding for pedestrian and bicycle facilities and programs, if possible.

TM-2.9: Placer Parkway Grade Separations. With implementation of Placer Parkway, the County shall pursue funding opportunities to ensure provision of grade separations across Placer Parkway to accommodate bicycle and pedestrian facilities.

Goal TM-3: Transit and Shared Mobility

To plan for efficient and convenient local and regional transportation services that meet the unique needs of the Sunset Area while minimizing reliance on personal automobiles.

Policies

- TM-3.1: Transit Service Planning.** The County shall collaborate with neighboring transit agencies to update plans to include transit service to the Sunset Area, including on existing tracks within the area. This update would include a funding mechanism for the establishment and operation costs of transit service to the Sunset Area.
- TM-3.2: Public and Private Transportation.** The County shall encourage publicly- and privately-owned transit systems, such as taxicabs, ridesharing companies, employer shuttles and other microtransit, and private bus companies, to provide additional transit services, particularly to serve special needs populations, including senior citizens and the mobility impaired.
- TM-3.3: Employer Shuttles.** The County shall encourage major employers to establish shuttle services, vanpools, and other forms of microtransit to connect with major destinations and transit hubs within the Sunset Area.
- TM-3.4: Trip Reduction.** The County shall require, as conditions of approval, employers within 20 or more employees to implement the trip reduction measures.
- TM-3.5: Transit Services Funding.** The County shall require fair share funding contributions by new development subject to discretionary approval or redevelopment that increases density, overall square footage and/or occupancy load for implementation of transit services to meet future demand. On-site transit systems as well as off-site transit alternatives and park and ride facilities must be demonstrated to be a viable transportation alternative and result in vehicle trip reduction for each new development.

- TM-3.6: Wayfinding.** The County shall develop and implement a coordinated wayfinding signage program within the Sunset Area to enhance awareness of alternative transportation modes including transit, shared mobility services and facilities, pedestrian and bicycle facilities, and parking facilities. Wayfinding signs should be consistent within all areas of the Plan to provide clear recognition.
- TM-3.7: Regional Rail Service.** The County shall support and remain actively involved in expanding the Capital Corridor Service and in continued exploration of other regional rail services to serve Placer County residents, workers, and businesses.
- TM-3.8: Bikesharing Facilities.** The County shall require the integration of facilities for bikesharing in all site and development plans, including on-street bike corrals. The costs of providing and maintaining these facilities shall be shared by the operators of bikeshare services.
- TM-3.8: Transportation Network Company Accommodations.** The County shall require that future site and development planning provide space to accommodate transportation network company (TNC) services. This could include driveways and/or loading zones in private development projects or dedicated parking spaces or loading zones on public streets. The costs of providing and maintaining these facilities shall be shared by the TNC vendors.

Goal TM-4: Parking

To ensure the provision of adequate, well-located, and efficient parking for employees and customers of Sunset Area businesses, residents, and visitors.

Policies

- TM-4.1: Shared-Use Parking.** The County shall encourage shared-use parking facilities to more efficiently use parking lots.
- TM-4.2: Consolidation of Off-Street Parking.** The County shall encourage consolidation of off-street parking within mixed-use areas in the Plan area.
- TM-4.3: Credit for Off-Site Parking Requirements.** The County shall allow properties that contribute to off-site community parking facilities or transit service to be given credit for satisfying their individual parking requirements.
- TM-4.4: Preferred Parking for Vanpools and Alternately-Powered Vehicles.** The County shall require the provision of preferred parking for vanpools and alternately-powered vehicles, including electric cars, natural gas vehicles, and hydrogen fuel cell vehicles.

Goal TM-5: Goods Movement

To encourage the safe and efficient movement of goods to support the local economy while minimizing impacts on residential neighborhoods and local traffic patterns.

Policies

TM-5.1: Truck Routes. The County shall maintain and update its commercial truck route map as needed to ensure the needs of Sunset Area businesses are met while minimizing potential adverse impacts to residential areas.



TM-5.2: Encourage Trucks to Use Highways. The County shall encourage major employers and trucking companies to maximize use of highways where they are viable alternatives to local truck routes.

TM-5.3: Off-Peak Deliveries. The County shall encourage business owners that depend on on-street loading to schedule deliveries during off-peak traffic periods.

TM-5.4: Railroad Crossing Grade Separations. To the extent possible, the County shall require the grade separation of main line railroads and major arterial streets. The County will maximize the use of available State and Federal funds for grade-separated railroad crossings and encourage railroad companies to pay their equitable share of any such projects.



3. PUBLIC FACILITIES AND SERVICES

The essential facilities and services to the Sunset Area include basic infrastructure (e.g., sewer, water, power, streets, solid waste disposal and drainage facilities) and local governmental services, namely fire protection, law enforcement, and general municipal government services. Along with these facilities and services, new residential uses in the Sunset Area will require parks, recreation services, schools, and library facilities and services. The provision of these facilities and services is critical for maintaining the public's health and well-being, as well as for setting the stage for economic investment in the area.

Chapter 4 of the Existing Conditions Report (Public Services and Utilities) describes existing facilities and services in the Plan area. In addition, in conjunction with the preparation of this Plan, the County prepared a series of technical studies evaluating public facility and service requirements and identifying future needs and costs for such facilities and services. Based on those studies, the County prepared an Infrastructure Finance Strategy, which describes how the County will fund capital and operating costs for Plan area facilities and services. The technical studies and the Infrastructure Finance Strategy have been published separately and are available through the County.

Goals and Policies

This section of the Sunset Area Plan includes the goals and policies for development and maintenance of the public facilities and services required to support Sunset Area employers, businesses, residents, and visitors.

Goal PFS-1: Timing and Maintenance of Facilities and Services

To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities for the Sunset Area.

Policies

PFS-1.1: Facility Construction. The County shall require new development to either construct new facilities, upgrade existing facilities, or pay its fair share of upgrading existing facilities.

PFS-1.2: Dedication of Land for Facilities. The County shall require dedication of land within newly developing areas for public facilities, where necessary.

PFS-1.3: Facilities and Services for New Development. The County shall ensure, through the development review process, that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- A. The applicant can demonstrate that all necessary public facilities will be installed concurrent with the construction of the project, or such facilities are adequately financed (through fees or other means); and
- B. The project's improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.

PFS-1.4: Infrastructure Construction Coordination. The County supports efforts to provide notification and information about all major infrastructure and construction projects, including transportation projects and new residential subdivisions, to a shared data base so utility providers have the opportunity to coordinate infrastructure deployment with projects.

PFS-1.5: Maintenance of Quality and Service Levels. The County shall routinely review the condition of public facilities and the status of public services to ensure that they are consistent with established quality standards and service levels.

PFS-1.6: Urban Facility Standards. The County shall require that new commercial, recreational, office business park, entertainment mixed use, innovation center, campus park and industrial development are planned and developed according to urban facility standards.

Goal PFS-2: Facility Funding

To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

Policies

PFS-2.1 Fair Share Funding of Existing Facilities. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development. Exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.

PFS-2.2: Funding Upgraded or New Facilities. The County shall require that new development pay the cost of upgrading existing public facilities or construct new facilities that are needed to serve the new development. Exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income) and when alternative sources of funding have been identified to offset foregone revenues.

PFS-2.3: Funding Public Services. The County shall require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development. Exceptions may be made when new development generates significant public benefits and when alternative sources of funding have been identified to offset foregone revenues.

PFS-2.4: Broad-based Funding Sources. The County shall seek broad-based funding sources for public facilities and services that benefit current and future businesses in the Sunset Area.

PFS-2.5: Tax-Exempt Bonds as Funding Source. The County shall consider the use of public tax-exempt bonds to finance fees and other initial costs associated with new development. Such bonds could be applied to traffic fees, fire protection impact fees, capital facilities impact fees, and other fees used to finance capital facility

construction which is typically charged prior to, or at issuance of, building or other construction permits.

PFS-2.6: Fee Impact Considerations. When adopting, amending, and imposing fees and developer exactions, the County shall consider the effects of such fees and exactions on project economics and the County's development goals. This consideration shall recognize any increase in the value of property resulting from County-granted entitlements.

PFS-2.7: Fiscal Impact Analysis for Major Land Development Projects. The County shall require the preparation of a fiscal impact analysis for all major land development projects. The analysis will examine the fiscal impacts on the County and other service providers which result from large-scale development. A major project is a residential project with 100 or more dwelling units or mixed-use projects, including specific plans with 100 or more dwelling units and 10 acres or more of non-residential land uses (exclusive of open space/greenbelt). The County shall have the discretion to determine whether or not such an analysis can be performed by County staff using existing County methodologies and assumptions or whether such an analysis needs to be prepared by a project proponent.

PFS-2.8: Commercial/Office/Industrial Economic/Market/Fiscal Analysis. The County may require the preparation of an economic, market or fiscal impact analysis for commercial, professional office, or industrial development on 10 or more acres of land. The determination to prepare an analysis will be based upon the potential for a project to impact County facilities and services or cause an economic impact in the Sunset Area.

PFS-2.9: Consultation with Neighboring Cities. The County shall consult with the Cities of Roseville, Rocklin and Lincoln to require new development within city limits to mitigate impacts on facilities and services within the Sunset Area.

Goal PFS-3: Water Supply

To provide a long-term reliable source of treated surface water to support urban development, agricultural production, and natural resource conservation in the Sunset Area.

Policies

PFS-3.1: Water Supply Certification. The County shall require applicants for new development approval to demonstrate the availability of a long-term, reliable surface water supply for all urban uses as well as recycled water, where available, as an optional water supply. The

County shall require written certification from the water service provider that a long-term water supply is or will be available for the new development prior to occupancy.

PFS-3.2: Efficiency and Demand Reduction. The County shall promote efficient water use and reduced water demand by:

- A. Requiring water-conserving design and equipment in new construction;
- B. Requiring water-conserving landscaping and other conservation measures consistent with the Water Efficient Landscaping Ordinance, as well as the use of recycled water;
- C. Requiring the retrofitting of existing development with water-conserving devices as a condition of discretionary approval for any change of use or structures;
- D. Encouraging retrofitting existing development with water-conserving devices; and
- E. Encouraging water-conserving agricultural irrigation practices.

PFS-3.3: Recycled Water. The County shall require the use of recycled water and the development of associated infrastructure where feasible to offset the demand for new water supplies.

Goal PFS-4: Wastewater Collection, Treatment, and Disposal

To ensure adequate wastewater collection and treatment and the safe disposal of liquid waste.

Policies

PFS-4.1: Wastewater Management. The County shall coordinate with the Cities of Lincoln and Roseville to ensure efficient and effective management of wastewater. This includes ensuring that development projects proposed in the Sunset Area have access to sufficient capacity at either the Lincoln Wastewater Treatment and Reclamation Facility or the City of Roseville Pleasant Grove Wastewater Treatment Plant.

PFS-4.2: Efficient Water Use and Wastewater Reduction. The County shall promote efficient water use and reduced wastewater system demand by:

- A. Requiring water-conserving design and equipment in new construction;

- B. Encouraging retrofitting with water-conserving devices; and
- C. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.

PFS-4.3: Pretreatment of Commercial and Industrial Wastes. The County shall require to the extent possible pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.

PFS-4.4: Recycled Water Irrigation Uses. The County shall require the use of recycled water, wherever feasible, for irrigation, including commercial, and industrial landscaping, landscaping within public rights-of-way (e.g., medians), parks, open space, and agricultural lands.

Goal PFS-5: Stormwater Drainage

To manage stormwater as a valuable resource that can recharge groundwater supplies, protect and enhance natural habitat and biodiversity, add value to new development or redevelopment projects, as well as reduce potential for flood water-related damage to structures or infrastructure.

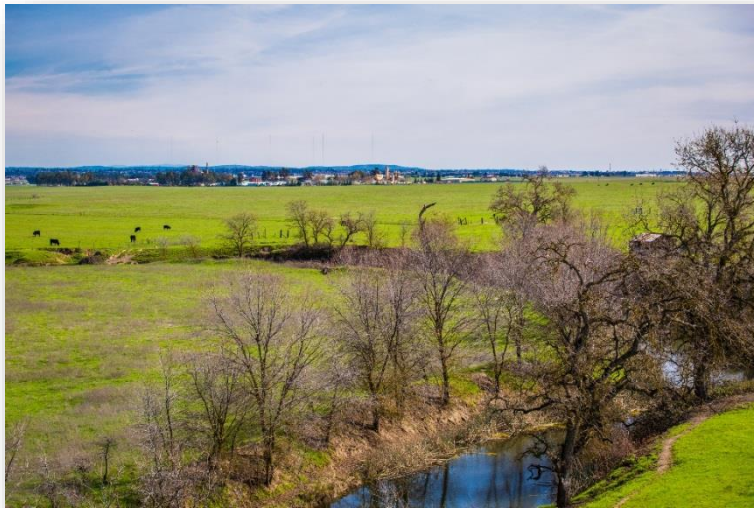
Policies

PFS-5.1: Natural Stormwater Drainage Systems. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features. At the earliest planning stages, applicants for new development shall assess and evaluate how site conditions such as soils, vegetation, and flow paths will influence the placement of buildings and paved surfaces with a goal of incorporating the capture and treatment of runoff as part of the project design.

PFS-5.2: Public Uses of Floodplains. The County shall support efforts to set aside land for drainage or other public uses of floodplains using setbacks and common area lots, or by obtaining easements for drainage and other public uses of floodplains.

PFS-5.3: Floodplain and Stream Channel Protection. The County shall protect floodplains and stream channels (as defined in the PCCP) as critical recharge areas to replenish local groundwater basins, protect and/or restore wetlands and riparian habitats, and irrigate agricultural lands.

PFS-5.4: Storm Drainage System Design. The County shall ensure that storm drainage systems in new development are designed in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*. The County shall require submission of a preliminary drainage report, prepared by a professional civil engineer registered in the State of California, as part of the discretionary development project review. The County shall further require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.



PFS-5.5: Stormwater Detention. The County shall require that new development mitigate increases in stormwater peak flows to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow, less 10 percent of the difference between the pre-project and unmitigated post-project peak flows. Projects that have impacts on surface water runoff shall allocate land on site as necessary for detaining post-project peak flows to meet this requirement. Detention facilities shall be constructed on the project site or within a larger project development area where joint facilities are warranted and approved by the County.

PFS-5.6: Stormwater Retention. The County shall require that new development mitigate increases in stormwater volume to retain the 100-year, 8-day design storm depth of 10.75 inches for the 200-foot elevation, unless another methodology has been agreed upon by Placer County. Retention of stormwater is to mitigate for increases in stormwater volumes due to lost storage capacity as a result of

development (as opposed to detention, which is to mitigate for increases in stormwater peak flow rates). Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County. New development may incorporate retention on-site, or at such time that a regional stormwater retention program is developed, participate in the implementation of the regional program by paying regional retention mitigation fees, as deemed appropriate.

PFS-5.7: Low-Impact Development. The County shall require that new development comply with the West Placer Storm Water Quality Design Manual to manage urban development runoff through the use of low-impact development (LID) features, site design measures, and water quality best management practices. These may include, but should not be limited to, a combination of features such as pretreatment water quality vaults, vegetated swales, infiltration/sedimentation basins, riparian and stream setbacks, oil/grit separators, porous pavement, rooftop and impervious surface area disconnection, soil quality improvement and maintenance, and tree planting and preservation.

PFS-5.8: Stormwater Mitigation Coordination. The County shall identify and coordinate mitigation measures with responsible agencies (e.g., California Regional Water Quality Control Board, Placer County Department of Health and Human Services – Division of Environmental Health, Placer County Department of Public Works and Facilities, CDRA-Engineering and Surveying Division, Placer County Flood Control and Water Conservation District) for the control of stormwater runoff, monitoring of stormwater discharges, and implementation of measures to control pollutant loads in urban stormwater runoff.

PFS-5.9: Regional Flood Control Improvement Planning. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, and other public agencies in planning and implementing regional flood control improvements.

PFS-5.10: Regional Flood Control and Drainage Coordination. The County shall ensure that flood control and drainage improvements intended to address flooding and stormwater drainage needs within the Sunset Area do no adversely affect neighboring communities.

Goal PFS-6: Solid Waste Disposal/Recycling

To ensure the safe and efficient disposal or recycling of solid waste generated in the Sunset Area.

Policies

PFS-6.1: Maximize Waste Reduction. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.

PFS-6.2: Solid Waste Facility Buffers. The County shall support efforts of the Western Placer Waste Management Authority to ensure that landfills and other solid waste facilities (e.g., material recovery, composting) are buffered from incompatible development.

PFS-6.3: Solid Waste Facility Compliance. The County shall require that all new solid waste facilities and operations comply with applicable provisions of the *Placer County Integrated Waste Management Plan*.



PFS-6.4: Encourage Use of Recycled Products. The County shall encourage businesses to use recycled products in their manufacturing processes and consumers to buy recycled products.

PFS-6.5: Recycling Market Development Zone. The County should promote the recycling market development zone (RMDZ) in the Sunset Area in the area around the Western Placer Waste Management Authority's Material Recovery Facility.

PFS-6.6: Placer County Franchise Area 1. The County shall require new developments in the Sunset Area to participate in County Franchise Area 1 for collection and disposal of solid waste.

Goal PFS-7: Law Enforcement/Crime Prevention

To provide adequate crime prevention and law enforcement services to deter crime and to meet the growing demand for services associated with increasing development in the Sunset Area.

Policies

PFS-7.1: Sheriff Facilities Standards. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain adopted service standards.

PFS-7.2: Sheriff Facilities Funding. The County shall require new development to construct or fund sheriff facilities that, at a minimum, maintain adopted standards.

PFS-7.3: Crime Prevention Through Environmental Design. The County shall consider public safety issues in all aspects of commercial, residential, and industrial project design, including crime prevention through environmental design (CPTED).

Goal PFS-8: Fire Protection/Emergency Response

To provide fire protection and emergency response capabilities suitable to serve the demands of the Sunset Area.

Policies

PFS-8.1: New Development and Service Level Standards. The County shall require new discretionary development to construct facilities and/or fund fire protection personnel, operations, and maintenance that maintains County fire protection standards.

PFS-8.2: Fire Protection and Emergency Response Services and Facilities. The County shall assist in the development of fire protection and emergency response facilities and services, including equipment and training capable of addressing the unique needs of the Sunset Area.

PFS-8.3: Fire and Emergency Response Funding. The County shall evaluate a variety of funding sources to pay for operations, maintenance, training, and personnel costs associated with a fire station and emergency response facilities needs in the Sunset Area.

PFS-8.4: Emergency Medical Response Capability. The County shall insure that fire protective services include emergency medical response capabilities suitable to the uses proposed in the Sunset Area.

PFS-8.5: Community Facilities District Annexation. The County shall require new development or redevelopment within the Sunset Area to annex into Community Facilities District 2012-1, Sunset Industrial Area Services, as a condition of approval for all discretionary review permits (excluding variances, sign permits, and administrative approval permits not accompanied by any other discretionary land development permit approval) to provide fire protection and emergency response services. If not already formed, a project shall create the Community Facilities District prior to building permit issuance or issuance of an occupancy permit for any new or expanded use within the Sunset Industrial Area.

PFS-8.6: Automatic Aid Agreements. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources.

Goal PFS-9: Telecommunications

To promote state-of-the-art telecommunication services to support economic development and to meet the needs of employers and residents of the Sunset Area.

Policies

PFS-9.1: Access and Availability. The County shall work with service providers to ensure access to and availability of a wide range of state-of-the-art telecommunication systems and services.

PFS-9.2: Telecommunication Facility Co-location. The County shall encourage compatible co-location of telecommunication facilities.

PFS-9.3: Telecommunications Technology in New Development. The County shall require the installation of state-of-the-art internal telecommunication technologies in new large-scaled residential, office, and commercial developments.

PFS-9.4: Broadband Access. The County shall leverage and support the Gold County Broadband Consortium/Sierra Business Council and other similar not-for-profit broadband organizations to help achieve expansion of broadband access in the Sunset Area.

Goal PFS-10: Parks, Schools, and Libraries

To address demand for parks and recreation, schools, and library facilities and services associated with new residential development in the Sunset Area.

Policies

PFS-10.1: Land Dedication. The County shall require the dedication of land and/or payment of fees, in accordance with applicable laws and standards, to acquire and develop public parks and recreation facilities, schools, and libraries. Where land dedication is required of new development, the County shall ensure the dedicated land is in locations that are compatible with adjacent uses and to not pose excess regulatory or maintenance burden.

PFS-10.2: Funding. The County shall require new development to contribute to a funding source (e.g., County Service Area Zone of Benefit, Lighting and Landscape District, Community Facilities District) to assure adequate funding for park, trail, and landscape improvement, operation, and maintenance.

PFS-10.3: Joint Use Facilities. The County shall encourage joint use of school facilities for recreation and other public uses which do not conflict with the primary educational use.

PFS-10.4: Developer-Built Recreation Amenities. Where legally appropriate and efficient, the County will encourage developer-built public recreational amenities. Such amenities should be developed concurrently with the projects that create the demand for them.

PFS-10.5: Private Recreation Amenities. Where appropriate to the character of a new development, the County will encourage private recreation amenities within residential developments to offset the demand for public facilities.

PFS-10.6: School Needs and Development Timing. County and school district personnel shall continue to work together closely to monitor population increases in the area and to ensure that new school facilities are provided as needed. Adequate school facilities must be shown to be available, in a timely manner, before approval will be granted to new residential development.

PFS-10.7: School Funding. New development in the area must, along with the State of California, continue to provide the funding necessary to meet the demand for new school facilities in a timely manner.

PFS-10.8: School Site Location. New school sites should be sited as close as possible to areas of the highest population densities, and where roads and pedestrian paths provide the safest access to the sites.

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4. NATURAL RESOURCES

The natural resources in the Sunset Area include air, water, wetlands, vegetation, fish and wildlife habitat, and agricultural soils. The fish and wildlife habitat areas include wetlands, riparian areas, upland grasslands, and woodlands. No significant mineral resources are known to exist in the Sunset Area. The Plan area's natural resources provide benefits to the area by providing aesthetic quality, habitat for a diversity of fish and wildlife, undeveloped open space, agricultural production, and water for surface and ground water resources. Some of these resources are unique in that they provide habitat for sensitive plant and animal species.

Placer County Conservation Program

The Placer County Conservation Program (PCCP) encompasses western Placer County, including the Sunset Area. The goal of the PCCP is to provide an effective framework to protect, enhance, and restore the natural resources in specific areas of western Placer County, while streamlining the permitting of a range of land development, infrastructure improvements, and habitat restoration actions known as “covered activities.” The PCCP includes two separate but complementary plans and programs that support two sets of State and Federal permits:

1. Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan, referred to as the HCP/NCCP or “Plan.” The Plan is a joint HCP and NCCP that will protect fish and wildlife and their habitats and fulfill the requirements of the Federal Endangered Species Act, the California Endangered Species Act, and the California Natural Community and Conservation Planning Act (NCCP Act).
2. Western Placer County Aquatic Resources Program, referred to as the CARP. The CARP will protect streams, wetlands, and other water resources and fulfill the requirements of the Federal Clean Water Act (Section 401 and 404) and analogous State laws and regulations.

Together, the permits issued under these plans and programs represent all of the major wetland and endangered species act permits that are required for land development activity that may occur on public and private property in Western Placer County and the Sunset Area. The PCCP represents an opportunity to streamline State and Federal permitting and mitigation through a comprehensive conservation strategy once it is adopted by the Board of Supervisors and approved by the Federal and State regulatory agencies.

[Note: As of publication of this Public Review Draft Plan (December 2018), the PCCP had not yet been adopted. Both the Plan and the Draft EIR prepared for the Plan assume that the PCCP will be in place by the time the Plan is adopted. If that is not the case, goals, policies, and programs referring to the PCCP will need to be updated to incorporate the relevant substantive provisions of the Draft PCCP prior to adoption of the Plan.]

Sustainable Groundwater Management Act

The Sustainable Groundwater Management Act (SGMA), signed into law in 2014, provides a framework for long-term sustainable groundwater management across California. It requires that local and regional authorities in the medium- and high-priority groundwater basins form a locally-controlled and governed Groundwater Sustainability Agency (GSA), which will prepare and implement a Groundwater Sustainability Plan (GSP). Placer County, in coordination with Placer County Water Agency, the City of Roseville, the City of Lincoln, and the Nevada Irrigation District, and with participation from California American Water Company, has established the West Placer Groundwater Sustainability Agency (WPGSA) to manage groundwater in a portion of the North American Sub-basin located in western Placer County. The WPGSA is required by SGMA to develop and implement a GSP that, if necessary, will implement activities that preserve and enhance groundwater resources for our communities, agriculture, and the environment. More specifically, this locally-controlled effort will protect the basin from overdraft, create sustainable water supplies, and support a growing economy, including agriculture.

Goals and Policies

This section of the Sunset Area Plan provides the goals and policies for protection of the Sunset Area natural resources. They are intended to complement the provisions of the PCCP and SGMA and to supplement the goals and policies of the Placer County General Plan.

Goal NR-1: Balanced Growth/Conversion of Natural Areas

To provide balanced growth within the Area Plan where the conversion of portions of the natural environment to urban uses is allowed where consistent with the PCCP conservation strategy.

Policies**NR-1.1: Covered Species and Natural Habitat Communities Protection.**

Consistent with the PCCP, the County shall require avoidance and minimization of effects on covered species and natural habitat communities. Where avoidance is not feasible, the County shall require mitigation.

NR-1.2: Stream System Protection. The County shall require the protection and enhancement of the Stream System and other areas capable of meeting the PCCP Reserve Acquisition and avoidance criteria (e.g. Stream System, avoided areas 200 acres or greater, habitat and wetlands adjacent or connected to the Stream System or existing/future Reserves, Valley Oak Woodlands one acre or greater).

NR-1.3: Natural Resource Preservation. The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the maximum extent feasible, while still meeting project objectives. The County shall permanently protect, as open space, areas of natural resource values, including aquatic resources, riparian corridors, woodlands and both FEMA and calculated 100-year floodplains.

NR-1.4: PCCP and CARP Program Consistency. Prior to granting PCCP take authorization or extending wetland permit coverage, the County shall require Covered Activities to submit PCCP and CARP project applications for evaluation and consistency with the Conditions on Covered Activities and the overall terms and conditions of the Program.

Goal NR-2: Fish and Wildlife Habitat

To protect, restore, and enhance habitats that support fish and wildlife species to maintain populations at viable levels.

Policies

NR-2.1 Special-Status Plant Species Protection. The County shall ensure protection of special-status plant species and their habitat including State- and Federally-listed threatened or endangered species.



- NR-2.3: PCCP Coordination.** The County shall cooperate with, encourage, and support the plans of local, State, and Federal agencies and private entities engaged in the preservation and protection of biological resources from incompatible land uses and development consistent with the requirements of the PCCP.
- NR-2.4: Stream Habitat Mitigation.** The County shall require mitigation for new development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site with in-kind habitat replacement or elsewhere in the stream system through stream or riparian habitat restoration work.
- NR-2.5: Setback Area Protection and Maintenance.** The County shall require that new development projects include provisions within setback areas that are designed to protect natural resources, including prohibition of the placement of fill during or after construction, establishment of a buffer area, and protection of vegetation within the buffer during construction. The County will require long-term covenants for the protection and maintenance of setback areas.

Goal NR-3: Streams and Floodplains

To protect and enhance the natural qualities of the Sunset Area perennial and ephemeral streams and floodplains.

Policies

- NR-3.1: Sensitive Habitat Buffers.** The County shall require new development to provide Stream System and sensitive habitat buffers as specified in the PCCP and CARP.
- NR-3.2: Floodplain Compliance.** The County shall require all development in the FEMA or calculated 100-year floodplain to comply with the provisions of the *Placer County Flood Damage Prevention Ordinance*.
- NR-3.3: Stream Corridor Encroachment.** The County shall require new development projects proposing to encroach into a stream corridor or stream setback to do one or more of the following, in descending order of desirability:
- A. Avoid the disturbance of riparian vegetation;
 - B. Replace riparian vegetation (on-site, in-kind);
 - C. Restore another section of a stream within the Plan area boundaries (in-kind mitigation);

- D. Restore another section of a stream outside of the Plan area boundaries (in-kind mitigation); and/or
- E. Pay a mitigation fee for restoration elsewhere (e.g., in a qualified wetland mitigation bank).

NR-3.4: Stream Corridor Natural Conditions. Where practical, the County shall require that stream corridors be preserved in open, natural conditions. The County considers uses such as road crossings, recreation trails, foot bridges, and passive parks to be compatible uses within open space areas.

NR-3.5: Stream Protection Best Management Practices and Low Impact Development. The County shall continue to require the use of feasible and practical best management practices (BMPs) and Low Impact Development (LID) strategies (strategies that promote natural movement of stormwater through preservation and recreation of natural landscape features and minimization of impervious surfaces) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities. The County shall require that LID strategies be incorporated into project design. These LID strategies will be focused on minimizing adverse effects on water quality and surface water runoff.



NR-3.6: Natural Watercourse Integration. The County shall require that natural watercourses are integrated into new development in such a way that they are accessible to the public and provide a positive visual element.

- NR-3.7: Grading After October 15th.** The County shall discourage grading activities between October 15th and April 30th, unless such activities are adequately mitigated to avoid impacts during the rainy season, including but not limited to stream sedimentation and riparian habitat damage.
- NR-3.8: Floodplain Protection.** The County shall require the protection of floodplain lands and, where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access, and recreation.
- NR-3.9: NPDES Compliance.** The County shall require that new development applicants demonstrate to both the County and the Central Valley Regional Water Quality Control Board (CVRWQCB) complete compliance with the provisions of a General Construction Storm Water Discharge NPDES permit authorized and approved by the CVRWQCB, if required for development. Compliance may include a written detailed Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program (required by the NPDES permit). If appropriate to the individual project, the applicant shall demonstrate to the County and the CVRWQCB that the required Water Quality Certification has been approved by the CVRWQCB and that the appropriate Best Management Practices for control of erosion and sedimentation will be incorporated into construction activities.
- NR-3.10: Construction-Related Wastewater.** The County shall require new development to demonstrate to the satisfaction of the County and the CVRWQCB their complete compliance with the provisions of a General Permit for Dewatering and Other Low Threat Discharges to Surface Waters (Dewatering General NPDES permit) authorized and approved by the CVRWQCB. Compliance shall include a monitoring and reporting program, and shall include Best Management Practices capable of achieving the effluent limitations described in the permit.
- NR-3.11: Industrial Stormwater Permits.** The County shall require that new industrial development project applicants apply for a General Industrial Stormwater Permit from the CVRWQCB for any discharges into area surface waters.
- NR-3.12: CVRWQCB Consultation.** The County shall require that new development project applicants consult with the CVRWQCB to determine specific Waste Discharge Requirements for each facility.

Goal NR-4: Open Space

To preserve and enhance open space lands to maintain the natural resources of the Sunset Area.

Policies

- NR-4.1: Natural Land Form Preservation and Enhancement.** The County shall support the preservation and enhancement of natural land forms, natural vegetation, and natural resources as open space to the extent feasible. Where appropriate, the County shall permanently protect, as open space, areas with substantial natural resource values, including wetlands, riparian corridors, woodlands, and floodplains.
- NR-4.2: Wildlife Corridor Protection.** The County shall support the maintenance of open space and natural areas that are interconnected and of sufficient size to protect biodiversity, accommodate wildlife movement, and sustain ecosystems.



- NR-4.3: Linked Open Space Areas.** The County shall coordinate with local, State, and Federal agencies and private organizations to establish visual and physical links among open space areas to form a system that, where appropriate, includes trails. Where appropriate, the County shall require new development to provide open space linkages using easements or other mechanisms.
- NR-4.4: Minimal Disturbance of Natural Resources.** Where significant open space resources exist, the County shall require development to minimize disturbance to natural terrain and vegetation and to maximize natural beauty and open space.

Goal NR-5: Air Quality

To protect and improve air quality in the Sunset Area.

Policies

- NR-5.1: Placer County Air Pollution Control District Review.** The County shall submit new development proposals to the Placer County Air Pollution Control District (PCAPCD) for review and comment in compliance with CEQA prior to project consideration by the appropriate decision-making body.
- NR-5.2: Air Quality Analysis and Mitigation Plan.** Developments that meet or exceed thresholds of significance for ozone precursor pollutants and greenhouse gas emissions, as adopted by the PCAPCD, shall be deemed to have a significant environmental impact. The County shall require submittal of an Air Quality Analysis and Mitigation Plan prior to project approval, subject to review and recommendation as to technical adequacy by the PCAPCD.
- NR-5.3: Air Quality Analysis.** The County shall require discretionary projects under CEQA review, where the project exceeds the PCAPCD's screening criteria, to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures to reduce potentially significant air quality impacts, to the extent feasible.
- NR-5.4: Construction Emission/Dust Control Plan.** For discretionary projects, where ground disturbance activity will exceed one acre, the County shall require approval of a Construction Emission/Dust Control Plan from the Placer County Air Pollution Control District, prior to commencement of ground breaking activity.
- NR-5.5: Construction Exhaust Emissions.** The County shall require new development to incorporate the use of Best Available Control Technologies (BACT) for the control of construction exhaust emissions. The PCAPCD shall be consulted to determine the appropriate BACT measures available (e.g., regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment).

- NR-5.6: Emission Reduction Compliance.** The County shall require new development to demonstrate to the County and the PCAPCD compliance with California State Air Resources Board (CARB) and PCAPCD Rules and Regulations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- NR-5.7: Buffers for Air Pollution and Odor.** The County, in coordination with the PCAPCD, shall require the establishment of buffers and/or other appropriate mitigation on a project-by-project basis to provide for protection of sensitive receptors from sources of air pollution or odor.
- NR-5.8: Chlorofluorocarbon Recovery.** The County shall require the recovery of chlorofluorocarbons (CFC's) when older air conditioning and refrigeration units are serviced or disposed.
- NR-5.9: Cool Community Strategies:** The County shall promote Cool Community strategies to cool the urban heat island, reduce energy use and ozone formation, and maximize air quality benefits by requiring new development to implement four key strategies: plant trees, selective use of vegetation for landscaping, install cool roofing, and install cool pavements. This may include the following:
- A. Use of roofing materials with a high solar reflectance index (SRI), to reduce heat island effect and manage stormwater.
 - B. Incorporation of high-albedo materials such as concrete for pathways and parking areas, or use coatings and integral colorants for asphalt to achieve light colored surfaces instead of blacktop, where feasible.
 - C. Shading of hardscapes (such as sidewalks, roadways, and parking lots) with trees, vegetated trellises, or structures covered with solar panels or materials with high solar reflectance.
 - D. Preservation of existing trees, wherever feasible, and addition of trees in the public right-of-way, where appropriate.
 - E. Construction of hard surfaces such as roads and sidewalks with partially vegetated systems such as open grid vegetated paving.
- NR-5.10: Particulate Matter Control.** The County shall support PCAPCD's particulate matter control measures for residential wood burning and fugitive dust.

Goal NR-6: Energy Efficiency and Conservation

To encourage design and construction practices that result in greater energy efficiency and energy conservation.

Policies

- NR-6.1: mPower Incentive Program.** The County shall continue to implement the mPOWER incentive program to reduce greenhouse gas emissions from buildings and other site improvements.
- NR-6.2: Energy Efficient Construction.** The County shall encourage new construction to achieve third-party green building certification, such as the GreenPoint Rated program and the LEED rating system. This will include building and capital improvement design practices that reduce energy consumption, maximize energy conservation, promote passive solar energy generation or other on-site electricity generation, and incorporate natural ventilation.
- NR-6.3: CALGreen.** The County shall require that all new buildings shall comply with CALGreen building codes, including diversion and recycle construction and demolition waste; use of locally-sourced building materials and recycled content building materials, including mulch/compost; heating and air conditioning standards, VOC limits, and recycled content value.
- NR-6.4: Energy-Efficient Retrofits.** The County shall encourage energy conservation retrofits for existing buildings in the Sunset Area.
- NR-6.5: Water Efficient Landscape Design.** The County shall require all new development to comply with the County's Water Efficient Landscape Ordinance (WELO) to reduce water used for landscaping irrigation and to encourage the use of recycled water and graywater for landscaping purposes.



NR-6.6: Efficient Landscape Maintenance Equipment. The County shall encourage installation of electric outlets in parks and public/quasi-public lands to promote use of electric landscape maintenance equipment.

NR-6.7: Residential Energy Efficiency. The County shall encourage residential units to be designed to maximize energy efficiency. This should include consideration of the following design features:

- A. Pre-plumbing and structural design to accommodate solar energy systems.
- B. Installation of energy conservation appliances such as tankless water heaters and whole house fans in all residential units.
- C. Installation of energy efficient AC units and heating system with programmable thermostat timers, to the extent feasible.
- D. Use of low flow water fixtures such as low flow toilets and faucets, to the extent feasible.

NR-6.8: Energy Efficient Lighting. Require the use of energy efficient lighting for all street, parking, and area lighting, to the extent feasible.

Goal NR-7: Air Quality and Transportation/Land Use Planning

To integrate air quality improvement with the land use and transportation planning process.

Policies

NR-7.1: Vehicle Emission Reduction Through Project Design. The County shall evaluate new development projects which have the potential to generate a significant amount of vehicle emissions due to high employment levels or due to a high level of patronage, and shall require that effective mitigation strategies be incorporated into the project design.

NR-7.2: Alternative Transportation. The County shall require that new development projects be designed to promote pedestrian/bicycle access and circulation to encourage residents and employees to use alternative transportation modes to reduce air contaminant emissions. This includes providing secure bicycle parking and storage.

- NR-7.3: Regional Connectivity.** The County shall connect bike lanes in the Sunset Area to existing and future bike lanes within the unincorporated county and neighboring cities to create a regional bicycle network, wherever feasible.
- NR-7.4: Transit Funding.** The County shall support the Placer County Transportation Planning Agency's efforts to secure adequate transit funding to increase the effectiveness and viability of transit. The County shall require new development to pay its fair share of the cost of transit facilities required to serve the new development.
- NR-7.5: Transportation Control Measures.** The County shall require project proponents to consult with the County early in the planning process regarding the applicability of countywide indirect and area wide source-reduction programs and transportation control measure (TCM) programs. County review of new development projects shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- NR-7.6: Mixed-Use, Increased Intensity Development.** The County shall promote mixed-use development and increased development intensity along existing and proposed transit corridors to reduce the length and frequency of vehicle trips.
- NR-7.7: Efficient Traffic Control.** The County shall implement high-efficiency traffic control strategies such as synchronized signals and roundabouts to reduce vehicle emissions.



- NR-7.8: Roadway Infrastructure Demand Reduction.** The County shall encourage vehicle trip reduction and improved air quality by requiring new development projects that exceed the PCAPCD's significance thresholds for operational emissions to provide on-going, cost-effective mechanisms for transportation services that help reduce the demand for existing roadway infrastructure.
- NR-7.9: Dedicated Land for Park-and-Ride Lots.** The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots.
- NR-7.10: Construction Worker Vehicle Trip Reduction.** The County shall require project proponents to consult the County and the PCAPCD concerning feasible transportation alternatives to reduce construction worker vehicle trips and associated vehicle exhaust emissions.
- NR-7.11: County Facilities and Operations.** The County shall comply with CARB and PCAPCD Rules and Regulations for Placer County facilities and operations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- NR-7.12: Air Quality Monitoring Improvements.** The County shall support PCAPCD's development of improved ambient air quality monitoring capabilities and the establishment of standards, thresholds, and rules to more adequately address the air quality impacts of County plans and proposals.
- NR-7.13: Tailpipe Emissions Standards.** The County shall support intergovernmental efforts directed at stricter tailpipe emissions standards.
- NR-7.14: Vehicle Idling Restriction.** The County shall prohibit the idling of on-and off-road engines when the vehicle is not moving or when the off-road equipment is not performing work for a period greater than five minutes in any one-hour period.
- NR-7.15: Alternative Fuel Vehicle Infrastructure.** The County shall require the incorporation of alternative vehicle charging and fuel stations, such as electric vehicle charging stations, bio-diesel fueling stations, and hydrogen fueling stations, that are accessible to the public to reduce use of fossil fuel and other nonrenewable resources. This includes the design of an electric box in all residential unit garages and at places of employment to promote electric vehicle usage and the provision of charging stations for electric vehicles at multi-family residences and retail, light industrial, office, hotel, entertainment, and mixed-use buildings.

NR-7-16: Low-Emission Fleet Vehicles. The County shall encourage businesses to purchase low-emission, fuel-efficient vehicles and phase out use of diesel-fuel vehicles wherever feasible.

5. CULTURAL RESOURCES

State law requires that public agencies evaluate the potential for cultural resources to exist in a particular area when considering new discretionary development proposals and to take appropriate action to preserve and protect these resources. In this regard, this Cultural Resources section of the Sunset Area Plan includes goals and policies that provide guidance on how such resources should be evaluated and protected. For the purposes of the Sunset Area Plan, “cultural resource” is divided into four broad categories:

- **Paleontological Resources:** Paleontological resources are prehistoric resources and are typically fossiliferous. Although paleontological resources are not usually referred to as cultural resources, they are of a pre-modern era and therefore determined to be worthy of protection in Placer County. As such, they are included in this category.
- **Archaeological Resources:** In Placer County, archaeological resources are associated with Native American habitation. Food processing sites, village sites, encampments, burial grounds and evidence of previous hunting, fishing, gathering, etc. can be found throughout much of Placer County.
- **Historical Resources:** Historical resources are typically associated with European settlement. Pre-19th century agricultural activities are most likely to generate historical resources within the Sunset Area.
- **Tribal Cultural Resources:** Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion on a national, state, or local register of historic resources, or that the lead agency chooses, in its discretion, to treat as a tribal cultural resource.

Goals and Policies

The goals and policies of this section aim to 1) identify a framework by which cultural resources are determined to be present or absent, and 2) provide direction on how cultural resources are to be protected if they are identified.

Goal CR-1:

To identify and protect the significant cultural resources of the Sunset Area including paleontological, archaeological, historical, and tribal cultural resources.

Policies

- CR-1.1: Cultural Resource Coordination and Education.** In areas with a moderate to high degree of sensitivity for cultural resources based on location or previous investigations or in areas where buildings and structures are more than 45 years old, the County shall require a cultural resource assessment of the site by a qualified professional before construction activities begin. The assessment would include preparing archaeological and historical survey reports and conducting a paleontological record search using an appropriate database, such as the University of California, Museum of Paleontology. Archaeological and historical sites and materials shall be evaluated and recorded on standard DPR 523-series forms in accordance with NRHP/CRHR criteria. The evaluation report shall be completed by a qualified archaeologist, architectural historian, or historical architect who meets the Secretary of the Interior's Professional Qualifications for Archaeology and Historic Preservation, as appropriate, and submitted to Placer County. Project sponsors shall follow recommendations identified in the survey.
- CR-1.2: AB 52 and SB 18 Consultation.** The County shall coordinate with the United Auburn Indian Community and any other culturally-affiliated tribes through AB 52 and SB 18 to encourage the preservation, protection and mitigation of impacts to cultural sites and tribal cultural resources.
- CR-1.3: Collaboration with Culturally-Affiliated Tribes.** The County shall collaborate with the United Auburn Indian Community (UAIC) to encourage education of tribal and cultural resources and history in the community, strengthen cultural diversity, and support the shared County and UAIC vision of UAIC landholding within the Sunset Area Plan.

CR-1.4: Potential Development and Cultural Resources. The Placer County Development Review Committee shall regularly consult with the North Central Information Center, Native American Heritage Commission, and appropriate local tribes, such as the United Auburn Indian Community, to determine the degree to which a potential development is considered to be in a sensitive location for cultural resources.

CR-1.5: Sensitive Locations for Cultural Resources. The County shall consider, at a minimum, the following areas to be sensitive areas for the presence of cultural resources:

- A. Areas with existing riparian resources.
- B. Areas with a clear and distinct floodplain.
- C. Areas with identifiable historical remains (e.g., old foundations, rock walls, old abandoned equipment).
- D. Areas adjacent to properties which have previously had cultural resource assessments which resulted in the identification of significant resources.
- E. Areas with a Modesto, Riverbank, Turlock Lake/Mehrten Formation geologic condition (in descending order of sensitivity).

CR-1.6: Minimize Cultural Resource Impacts. The County shall require that discretionary development projects are designed to avoid potential impacts to significant cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological, tribal cultural, historical, or paleontological consultants (in consultation with recognized local Native American groups), depending on the type of resource in question.

- A. If archaeological resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources as well as detailed measures to avoid or minimize impacts to these resources will be included in an evaluation report. These measures could include project redesign, construction monitoring by a qualified archaeologist, avoidance of sites, preservation in place, or data recovery. These measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.

- B. If historical resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources will be included in an evaluation report that also will identify detailed measures to avoid impacts. If avoidance of a significant architectural/built environment resource is not feasible, additional mitigation options include specific design plans for historic districts or plans for alteration or adaptive reuse of a historical resource that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, a qualified architectural historian shall be retained to thoroughly document the structure and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and through oral history collection as appropriate.
- C. If tribal cultural resources eligible for inclusion in the NRHP or CRHR are identified in the proposed assessment of project impacts, then detailed measures to avoid or minimize impacts to these resources shall be included. These measures could include dedicated conservation easements per SB18; project alternatives, or redesign; additional construction monitoring by a qualified tribal monitor; avoidance of sites; preservation in place; or data recovery. These measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate

CR-1.7: Discovery of Cultural Resources During Construction. The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., shell, artifacts, architectural remains, significant paleontological resources) are discovered. In the event archaeological, tribal cultural, historical, or paleontological resources are discovered, the County shall retain a qualified cultural resources specialist or

paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also include consultation with local Native American communities and the Native American Heritage Commission on the cultural find, if warranted. If the appropriate specialist determines that the find does not meet standards of significance for cultural resources (as defined in the State CEQA Guidelines Section 15064.5), construction may proceed. If the appropriate specialist determines that the find does meet the standards of significance for cultural resources, SAP Policy CR-1.6, Minimize Cultural Resource Impacts, shall be implemented.

CR-1.8 Discovery of Burials During Construction. The County shall require all new development to suspend construction activities in the area of the discovery and contact the County when human remains are discovered. In such cases, County shall contact the County Coroner, the Native American Heritage Commission (NAHC), and, if the remains are determined to be Native American, the most likely descendant (MLD). The Count and the applicant will coordinate the appropriate treatment and disposition of the remains with the MLD assigned by NAHC.

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6. NOISE

This section addresses noise issues related to the development of property within the Sunset Area and the impact of noise-generating uses and activities on surrounding properties. One of the purposes of this section is to recognize that the Sunset Area Plan designates a significant amount of noise-generating land uses (e.g., industrial, commercial) and that the noise levels within the boundaries of the Plan area may exceed the noise levels typically acceptable for residential, agricultural, and commercial areas. Moreover, with the introduction of residential development within the Sunset Area, this section aims to identify a framework whereby potentially conflicting uses may co-exist within the Plan area.

This section also defines the obligations of existing and future development both within and outside the boundaries of the Plan area in terms of ensuring that noise-sensitive uses are not adversely affected by noise-producing development within the Plan area. Additionally, the Plan seeks to ensure that the County's economic development efforts within the Sunset Area are not hampered by noise-related concerns of conflicting land uses. Finally, this section defines acceptable noise levels for property within the Plan area boundaries.



Goals and Policies

This section of the Sunset Area Plan provides the goals and policies for protection of Sunset Area employees, residents, and visitors from the harmful effects of noise.

Goal N-1:

To protect County residents, employees, and visitors from the harmful and annoying effects of exposure to excessive noise.

Policies

- N-1.1: Noise-Sensitive Uses.** The County shall require discretionary development that includes noise-sensitive uses to incorporate effective noise mitigation measures into the development design to achieve the standards specified in Table 6-1.
- N-1.2: Industrial Noise Considerations.** Because many industrial activities and processes necessarily produce noise which could be objectionable to nearby non-industrial land uses, existing and potential future industrial noise shall be considered in all land use decisions in the Sunset Area and in the unincorporated areas outside of the Plan area.
- N-1.3: Non-Residential Noise Levels.** Where proposed new, non-residential discretionary development has the potential to produce noise levels exceeding the performance standards of Table 6-1 for existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as described in Policy N-1.4 as part of the environmental review process so that noise mitigation may be included in the project design.

TABLE 6-1

ALLOWABLE NOISE LEVELS WITHIN SPECIFIED ZONE DISTRICTS

Applicable to New Projects Affected by or Including Non-Transportation Noise Sources (Ldn)

Receptor Zone District	Noise Level at the Property Line of Receiving Use	Interior Spaces²
Service Commercial (SC)	75	45
Attraction District (EMU/AD)	70	45
Cornerstone District (EMU/CD)	70	45
Shopping District (EMU/SD)	70	45
Business Professional (BPL)	70	45
Innovation Center (IC)	70	45
Eco-Industrial (ECO)	Footnote 1	Footnote 1
Light Industrial (IP)	75	45
Industrial Mixed-Use (I)	75	45
Open Space (O)	Footnote 1	Footnote 1
Farm-Development Reserve (F-DR): Residence	70 ³	45
Farm-Development Reserve (F-DR): No Residence	Footnote 1	Footnote 1

¹Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

²Interior spaces are defined as any interior location where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as office space and retail areas.

³Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an Ldn of 70 dBA will be considered acceptable outdoor exposure at a residence.

General Notes

- Where existing transportation noise levels exceed the standards of this table, the allowable Ldn shall be raised to the same level as that of the ambient level;
- Where a conditional use permit or minor use permit or other discretionary entitlement has established noise level standards for an existing use, those standards supersede the levels specified in Table 6-1 and Table 6-2;
- Where an existing, conforming use, which is not subject to a conditional use permit, minor use permit or other discretionary entitlement, or was legally established prior to the requirement for a discretionary entitlement, causes noise levels in excess of Table 6-1 and Table 6-2, said excess noise shall be considered the allowable level;
- Where a new development is proposed, which will be affected by noise from an existing, conforming, legally established use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.

**TABLE 6-2
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES**

Land Use¹	Outdoor Activity	Interior Spaces
	Ldn/CNEL, dB	Ldn/CNEL, dB
Offices	Footnote 2	45
Restaurants (without outdoor dining)	Footnote 2	45
Restaurant (with outdoor dining)	70	45
Child/Adult Day Care	65	45
Business Support Services	Footnote 2	45
Parks, Playgrounds, and Golf Courses	75	45
Recreation and Fitness Centers	Footnote 2	45
Hotels and Motels	65	45
Medical Services – Clinics and Laboratories	Footnote 2	45
Churches	65	45
Outdoor Commercial Recreation	Footnote 2	Footnote 2
Sports Facilities and Outdoor Public Assembly	Footnote 2	Footnote 2
Schools (college, university, specialized education & training)	Footnote 2	45
¹ The land uses listed here are defined in the Placer County Zoning Ordinance Definitions Section (Sec. 40.030) ² Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise. ³ Where the County has discretionary authority through a conditional use permit, minor use permit or other discretionary permit, a 5dB Ldn/CNEL increase in exterior noise levels may be permitted when it is not possible to reduce noise in outdoor activity areas to the above standards, or less, using a practical application of the best-available noise reduction measures. Definition of Terms a) CNEL: Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m. Decibel. b) dB: A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the reference pressure, which is 20 micropascals (20 micronewtons per square meter). Day-Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.		

N-1.4: Acoustical Analysis. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-2 or the performance standards of Table 6-1, the County shall require submission of an acoustical analysis consistent with County requirements as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

- A. The development is for less than 10,000 square feet of total gross floor area;
- B. The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise source in question is a stationary noise source, or when the noise source consists of multiple transportation noise sources;
- C. The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas does not exceed 65 dB Ld. (or CNEL) prior to mitigation;
- D. The topography in the project areas is essentially flat (i.e., noise source and receiving land use are at the same grade); and
- E. Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure to levels specified in Table 6-1 or Table 6-2. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or a mechanical ventilation system will be required.

N-1.5: Noise Barriers. Where noise mitigation measures are required to achieve the standards of Table 6-1 and Table 6-2, such measures shall focus on site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

N-1.6: Noise Exposure to Existing Sensitive Receptors. The County shall require proposed new stationary noise sources to be located a sufficient distance from sensitive receptors, such as residential uses, schools, parks, hospitals, and day care facilities. Minimum siting distance from sensitive receptors shall be as follows:

- A. New loading dock or commercial delivery sources: 1,836 feet
- B. New HVAC units: 440 feet
- C. New mechanical generators: 500 feet
- D. New parking lots: 50 feet
- E. New overhead transmissions lines and substations: 35 feet.

If the above siting requirements cannot be achieved because of specific building locations or other site-specific constraints, the project applicant shall conform to the County's Noise Mitigation Guidelines.

N-1.7: Construction Noise and Vibration. The County shall impose, as necessary, conditions on new discretionary development which would limit the hours of construction, limit allowable construction noise levels, and/or impose other restrictions to protect sensitive receptors from excessive construction noise.

N-1.8: Rail Operations Vibration Exposure. Prior to approval of final site plans, project proponents shall conduct a project-level vibration assessment for new residential or other sensitive land uses to be located within 350 feet of an existing rail line. These studies shall be conducted by a qualified acoustical engineer or noise specialist in accordance with Policy N-1.4 to determine vibration levels at specific building locations and recommend feasible structural mitigation measures (e.g., isolation strip foundations, insulated windows and walls, sound walls or barriers, distance setbacks, or other construction or design measures) that would reduce vibration-noise to an acceptable level.

7. HEALTH AND SAFETY

The Placer County General Plan includes a safety element that addresses the protection of the community from any unreasonable risks associated with the effects of many natural or development-induced hazards. Notwithstanding the coverage provided by the General Plan, there are public health and safety concerns specific to the use of land in the Sunset Area. This section of the Sunset Area Plan is intended to address those concerns.

Public health and safety is of particular concern in the Sunset Area due to the emphasis of industrial development and the potential for such development to affect the health and safety of people who live and work in the area. The goals and policies in this section are written to ensure that the Sunset Area is a safe and healthy place to live, work, and visit.

Goals and Policies

This section of the Sunset Area Plan includes goals and policies for the protection of people and property from natural and human-caused hazards.

Goal HS-1: General Health and Safety

To protect the lives and property of the residents, employees, patrons, business owners and property owners who live, work, or own property within the Sunset Area.

Policies

HS-1.1: Emergency Response Facilities Siting. The County shall ensure that the siting of critical emergency response facilities such as fire stations; sheriff's offices and substations; dispatch centers; emergency operations centers; and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geological effects, fire, and explosions.

HS-1.2: Adequate Health and Safety Facilities and Services. The County shall ensure that adequate facilities are constructed, and that an adequate level of services are provided, to protect the public's health and safety for those who work, reside, visit, or conduct business within the Sunset Area.

Goal HS-2: Flooding

To protect the lives and property of the workers, residents, visitors, and property owners in Sunset Area from hazards associated with development in floodplains and manage floodplains for their natural resource values.

Policies

HS-2.1: Protected Roadways. The County shall require that arterial roadways and expressways, commercial and industrial uses, and emergency facilities be protected, at a minimum, from a 100-year storm event in accordance with the design parameters in the Placer County Flood Control and Water Conservation District Storm Water Management Manual.

HS-2.2: Flood Hazard Evaluation and Mitigation. The County shall require new discretionary development project applicants to evaluate and mitigate potential flood hazards prior to project approval. The County shall require applicants to submit accurate topographic and flow characteristics information and depict the 100-year floodplain limits under fully-developed, unmitigated runoff conditions. Applicants shall also determine the applicability of Senate Bill 5 (2007) and subsequent State of California Department of Water Resources 200-year Urban Level of Flood Protection (ULOP) standards. Where public facilities have been constructed or lands have been acquired, with the specific intent of mitigating stormwater runoff, such facilities or lands may be taken into consideration when determining the extent of the 100-year floodplain.



HS-2.3: Maintain Natural Floodplains. The County shall require the maintenance of natural conditions within the 100-year floodplain of all streams and drainage-ways except under the following circumstances:

- A. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Wildlife regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
- B. When facilities for the treatment of stormwater runoff are best located in the floodplain, and where the disturbance of riparian vegetation is minimized.

HS-2.4: Floodplain Development. The County shall prohibit or minimize development within the 100-year floodplain consistent with the policies of this Plan and the *Placer County General Plan*.

HS-2.5: Local Stormwater Runoff Coordination. The County shall coordinate with the City of Roseville, the City of Lincoln, and Sutter County to mitigate the impacts of new development in the Sunset Area that have the potential to increase stormwater runoff onto downstream parcels.

Goal HS-3: Solid Waste Operations

To protect residents, workers, visitors, and property owners from public health and safety impacts associated with the operation of solid waste facilities.

Policies

HS-3.1: Permit Monitoring. Under its authority as the Local Enforcement Agency, the County shall monitor and enforce the compliance of County-issued permits associated with solid waste operations and facilities.

HS-3.2: CEQA Review. As a lead or responsible agency, as defined by the California Environmental Quality Act, the County shall ensure that the environmental documentation for new or revised solid waste facilities permits and/or conditional use permits, contains mitigation measures that protect the public health and safety from the operation of solid waste operations and facilities.

HS-3.3: Post Closure Land Use Plans. The County shall review all new discretionary development projects associated with post-closure land use plans for solid waste facilities and operations to ensure that the proposed land uses are compatible with the closed landfill and surrounding land uses.

Goal HS-4: Fire Protection

To protect residents, workers, employers, visitors, and property owners from injury and loss of life and property from fires.

Policies

HS-4.1: Fire Protection Standard. The County shall seek to provide the highest practical level of fire protection and emergency services in the Plan area. The County shall require new discretionary development to meet all fire standards of the County and State. This includes requiring water distribution systems to meet fire flow and hydrant spacing requirements of the County and California Department of Forestry and Fire Protection.

HS-4.2: Complete Range of Fire Protection Services. The County shall ensure that fire protection services in the Plan area are prepared to address wildland fires, chemical fires, structural fires, and large-scale evacuations resulting from fire events.

HS-4.3: Automatic Fire Detection and Suppression Systems. In coordination with the local fire protection agency, the County shall control current and future structural fire losses and fire protection costs through increased emphasis on automatic fire detection and suppression systems. The County shall further provide incentives, such as fire impact fee reductions, which encourage the installation of fire protection systems, especially automatic detection and suppression systems.

HS-4.4: Grass Fires. The County shall seek the assistance of the local fire protection agency, and the cooperation of property owners, to control the risk of grass fires through vegetation hazard reduction programs, fire-resistive building construction, and grass fire safety education programs.

HS-4.5: Hazardous Vegetation Abatement. The County shall require new discretionary development to establish hazardous vegetation abatement programs to reduce fire hazards in the Plan area, consistent with County and California Department of Forestry and Fire Protection standards.

Goal HS-5: Geological Hazards

To minimize property damage due to geological hazards.

Policies

HS-5.1: Soils Engineering Analysis. The County shall require the preparation of a soils engineering analysis for new discretionary development in areas prone to geological hazards and the integration of the recommendations of the analysis into project design.

HS-5.2: Preliminary Soils Report. Where critically expansive or unstable soils have been previously identified or are expected to exist for new discretionary development projects, the County shall require that the recommendations of a preliminary soils report, prepared by a registered civil engineer, be implemented as a condition of approval. The County shall further require that project design account for the findings of the report.

Goal HS-6: Hazardous Materials and Wastes

To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and wastes.

Policies

HS-6.1: Safety Standard Compliance. The County shall ensure that the use and disposal of hazardous materials and wastes in the Sunset Area comply with local, State, and Federal safety standards.

HS-6.2: Development Near Hazardous Waste Facilities. The County shall discourage the development of residences or schools in surrounding jurisdictions near known hazardous waste disposal or handling facilities

HS-6.3: Hazardous Waste Management Plan Compliance. The County shall review new discretionary development projects that manufacture, use, or transport hazardous materials for compliance with the County's *Hazardous Waste Management Plan* (CHWMP).

HS-6.4: Toxic Materials Storage. The County shall require secondary containment and periodic examination of all toxic materials storage facilities.

HS-6.5: Hazardous Materials and Waste Management Data. The County shall require that applications for new discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste

reduction, recycling, containment, spill, or ignition response and storage.

HS-6.6: Hazardous Waste Emergency Response Capabilities. The County shall work with the local and surrounding fire protection agencies, law enforcement, and other agencies to ensure an adequate response capability to hazardous materials emergencies within the Sunset Area.

HS-6.7: Groundwater Sampling. The County shall require all new discretionary development projects to perform a groundwater sampling program prior to and during construction activity that would have the potential to result in groundwater contact in areas located above known extent of groundwater contamination plumes.

HS-6.8: Certified Unified Program Agency Implementation. The County will implement the elements of the Certified Unified Program Agency (CUPA) to ensure compliance with applicable environmental laws and regulations.

HS-6.9: CUPA Audits. The County will inspect facilities within the Sunset Area for compliance with CUPA programs at least once every three years. The inspections will be conducted by Placer County Environmental Health to ensure compliance with applicable environmental laws and regulations.

HS-6.10: Radioactive and Biohazardous Environmental Review. In the event that new discretionary development projects propose the use of radioactive materials or biohazardous materials, the County shall conduct an environmental review and require appropriate mitigation before accepting a Radioactive Materials License from the California Department of Health Services Radiologic Health Branch.

HS-6.11: Risk Management and Prevention Program. The County shall require the implementation of a Risk Management and Prevention Program (RMPP) for all operators permitted to handle significant quantities of "acutely hazardous materials," as defined by the State Office of Emergency Services.

HS-6.12: Hazardous Waste Generation Reduction. The County shall take all feasible steps to minimize hazardous waste generation and prevent the unauthorized disposal of hazardous wastes, including:

- A. Source reduction programs
- B. Maintenance personnel training to ensure good housekeeping practices that reduce potential spills

- C. Spill prevention
- D. Requiring laboratory procedures that minimize chemical waste production (i.e., using the products of one experiment as the reactants for another experiment),
- E. Placing a surcharge on hazardous materials purchases to cover hazardous waste disposal costs.

HS-6.13: Ability to Dispose of Hazardous Waste. The County shall require new development projects that will generate hazardous waste demonstrate the ability to dispose of any hazardous waste at an approved disposal facility and that the facility has adequate capacity to accept the quantities of hazardous wastes expected to be generated by the project.

HS-6.14: Hazardous Materials. The County shall maintain a disaster response capability for hazardous materials incidents, accidents, and a broad range of natural disasters.

HS-6.15: Health Risk Exposure from Truck Loading. The County shall encourage new truck distribution yards, loading docks, or loading or unloading areas to be located at least 1,000 feet from sensitive receptors, including residential uses, campus dormitories, student housing, residential care facilities, hospitals, schools, parks, playgrounds, and daycare facilities. If a project proponent proposes a truck loading/unloading facility within 1,000 feet of a sensitive receptor, the project proponent must provide a qualified, site-specific Health Risk Assessment showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million.

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8. HOUSING

Historically, the County has not planned for any residential uses in the Sunset Area. With the residential component of the Placer Ranch Specific Plan and the allowance for employee-related housing under the Entertainment/Mixed-Use and Innovation Center land use designations, this Plan reflects a fundamental shift in the County's vision for the Sunset Area. The goals, objectives, and policies of the Placer County General Plan Housing Element apply within the Plan area. This section includes more specific housing and population information pertaining to the Sunset Area. The County adopted the Housing Element on October 8, 2013, and certified by the California Department of Housing and Community Development on November 22, 2013.

Placer County 2013 Housing Element Goals

- Goal A: Provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.
- Goal B: Encourage construction and maintenance of safe, decent and sound affordable housing in the county.
- Goal C: Promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin of Placer County.
- Goal D: Improve the county's existing stock of affordable housing.
- Goal E: Preserve all at-risk units within the unincorporated County.
- Goal F: Meet the needs of special groups of county residents, including a growing senior population, large families, single mothers, farm workers and persons with disabilities.
- Goal G: Alleviate homelessness in the county through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelter for all persons in need.
- Goal H: Increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing costs for Placer County residents.
- Goal I: Assure equal access to sound, affordable housing for all persons regardless of age, race, religion, color, ancestry, national origin, sex, disability, familial status or sexual orientation.

- Goal J: Ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly.

Housing in the Sunset Area will be focused on the development of workforce housing within the Entertainment/Mixed-Use and Innovation Center land uses.

Because new housing in the area could potentially conflict with existing uses that may pose health hazards to residents, the goals and policies aim to balance residents' health and well-being with the economic viability of existing businesses in the area. To maintain this balance, the County will allow housing only in certain districts of the Sunset Area.



Goal H-1:

To ensure housing developments are compatible with non-residential land uses for the safety and well-being of Sunset Area residents.

Policies

- H-1.1: Workforce and Student Housing.** The County shall encourage the development of housing appropriate for the workforce of the Sunset Area and for students at the California State University, Sacramento – Placer Center.
- H-1.2: Appropriate Infrastructure.** The County shall require new housing development to provide infrastructure appropriate for high-density workforce housing and meet County service standards.
- H-1.3: Nearby Land Uses.** The County shall support the development of uses that provide ample opportunities for Sunset Area residents to learn, work, recreate, and shop near where they live.
- H-1.4: Protect New Residential Uses.** The County shall ensure that new discretionary development is designed to protect residents from the hazards and nuisances of existing industrial uses, including transitional land uses and landscaped buffers.



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9. IMPLEMENTATION

This section describes the tools available to implement the *Sunset Area Plan*. Some of these tools exist today (e.g., the Zoning Ordinance, Land Development Manual, and the *Placer County Design Guidelines Manual*) and others will be developed over time.

The goals and policies of the *Sunset Area Plan* provide direction to the public, landowners, and decision-makers on how land within the Sunset Area Plan is to be developed. However, by themselves, these same goals and policies, cannot implement the nine objectives described in the Introduction Section of this Plan. In order to implement these objectives, a number of programs, standards, ordinances, and incentives need to be created. For the Sunset Area, there are five general ways in which the Plan is to be implemented: 1) the individual goals and policies described in each topical section of this Plan, 2) the implementation programs described in this section; 3) enforcement or application of ordinances, standards, and guidelines affecting land development activities within the Plan area, 4) implementation of a capital improvement program and 5) execution of a finance strategy. These five methods must be considered as a whole because no single approach can ensure that the Plan objectives are met. Many of these implementation programs require subsequent actions of the County after adoption of the Plan.

Sunset Area Plan Implementation Programs

The implementation programs described in this section relate to the goals and policies of the Plan. Each of these implementation programs describe the intent of the program, who is responsible for implementing the program, when it is to be implemented, and how it is to be funded.

The majority of the Plan's policies are to be implemented through the ongoing project approval process, including the review of subdivisions, conditional use permits, minor use permits, design/site review, improvement plan review, and grading permits by the County's decision-making authorities (e.g., Development Review Committee, Zoning Administrator, Planning Commission, Board of Supervisors). Projects are to be reviewed for consistency with the goals, policies, and standards of the *Sunset Area Plan* as well as the *Placer County General Plan*. A finding of consistency with these plans must be made for a project to proceed to an approval.

Implementing Zoning

Part III of this Policy Document consists of zoning regulations and standards that are unique to the Sunset Area, excluding Placer Ranch. This includes zoning districts that correspond with and implement the land use designations on the Sunset Area Land Use Diagram. Each district specifies allowed land use types, general site planning and development standards, and other provisions that are consistent with the Placer County Zoning Code. This includes graphics and thumbnail illustrations depicting the development standards to assist users in visualizing the meaning and applicability of the standards.

Ordinances, Standards, and Guidelines

Ordinances

Numerous ordinances of the Placer County Code (PCC) assist in the implementation of the *Sunset Area Plan*. The most significant of these include the *Zoning Ordinance* (Chapter 17, PCC), the *Environmental Review Ordinance* (Chapter 18, PCC), the *Subdivision Ordinance* (Chapter 16, PCC), *Building and Development* (Chapter 15, PCC), *Street Improvement Ordinance* (Chapter 12, Article 12.08), *Stormwater Quality Ordinance* (Chapter 8, Article 8.28), and the *Grading Ordinance* (Chapter 15, Article 15.48, PCC). Generally, these ordinances provide precise standards that serve to specifically define permitted land uses, and to regulate land use and land development activities. Numerous other ordinances and standards have been adopted which are intended to protect the public's health and safety and the environment and to promote the general welfare of the County.

Standards and Guidelines

In addition to land development ordinances, the County has also adopted numerous standards and guidelines which affect land development within the Sunset Area. Most of these standards and guidelines already exist and are applied throughout the County. The Corridor Design Guidelines (Appendix A) apply specifically to the Sunset Area. Additionally, some of the Plan's policies include standards which also apply individual projects.

Guidelines and standards which are not adopted as a part of this Plan include the *Land Development Manual* which provides engineering standards for numerous public and private improvements (e.g., road sections, drainage facilities, driveway encroachments, etc.) and the *Placer County Design Guidelines Manual* and the *Landscape Design Guidelines* which provide direction on site design, architecture and landscaping. The Flood Control and Water Conservation District and the Department of Public Works and Facilities administer the *Flood Damage Prevention Ordinance* and the *Stormwater Management Manual* which include standards for drainage and flood control. The Department of Public Works and Facilities also administers the West Placer

Storm Water Quality Design Manual to implement the State NPDES Municipal Separate Storm Sewer System (MS4) Phase II Permit low impact development requirements.

Capital Improvement Plan

Appendix B of this Policy Document is the *Sunset Area Capital Improvement Plan (CIP)*. It identifies public and private infrastructure needs (facilities and services) to serve the existing and future development within the Sunset Area. The CIP consists of a list of infrastructure projects and the costs associated with those projects. The following description provides information on the essential facility and service providers.

Sunset Area Facilities

The essential facility providers include the following:

1. Roads

- a. The California Department of Transportation for SR 65
- b. Placer County Public Works and Facilities

2. Sewer

- a. The City of Roseville for the Pleasant Grove Regional Wastewater Treatment Plant near Pleasant Grove Creek
- b. South Placer Municipal Utility District for sewer collection facilities on the east side of SR 65
- c. Placer County Service Area No. 28, Zone 2-A3 for sewer collection facilities on the west side of SR 65
- d. Lincoln Waste Water Treatment and Reclamation Facility

3. Potable Water and Recycled Water

- a. Placer County Water Agency
- b. For recycled water, Placer County Water Agency, the County of Placer, or other designated service provider.

4. Solid Waste Disposal

- a. Western Placer Waste Management Authority

5. Power

- a. Pacific Gas & Electric

6. Telecommunications

- a. AT&T
- a. Wave Broadband

Sunset Area Service Providers

The essential service providers include the following:

1. Fire Protection

- a. Placer County Fire Department
- b. California Department of Forestry and Fire Protection

2. Law Enforcement

- a. Placer County Sheriff's Department

3. General Government Services

- a. Community Development Resource Agency (Planning Services Division, Building Services Division, Engineering and Surveying Division)
- b. Department of Public Works and Facilities (Transportation Division, Transit Division, Parks Division, Environmental Utilities Division)
- c. HHS Environmental Health Services Division
- d. Air Pollution Control District
- e. Assessor
- f. Tax Collector
- g. County Court System

Infrastructure Finance

The County collaborates with other facility and service providers to impose fees and enforce ordinances pertaining to infrastructure finance. Facilities and services for which funding mechanisms are already in place, include the following:

1. **Traffic and Circulation** - The County participates in several local and regional traffic fee impact programs. This includes the Countywide Traffic Fee Program, which requires new development to pay traffic impact fees to construct transportation facilities needed as a result of new development. It also includes fees imposed by the South Placer Regional Transportation Authority (SPRTA) the Placer County-City of Roseville Joint Traffic Fee Program and the Placer Parkway Tier 2 Fee Program.
2. **General Government Facilities and Services** - A portion of the services provided by Placer County are funded by taxes. Facility needs are funded through taxes and by a capital facilities fee. Additional revenues are needed to fully finance facilities and service needs as the Plan area continues to grow.
3. **Fire Protection** - Facility needs of the Placer County Fire Department are funded by a capital facilities fee. A funding source needs to be identified for ongoing service needs including personnel and operations and maintenance.
4. **Sewer** - Sewer connection fees are collected at the time a sewer permit is issued and the fees apply to capacity within the sewer collection system and wastewater treatment plant. Sewer collection and treatment maintenance and operation is funded through annual payments into a County Service Area.

5. **Water** - The Placer County Water Agency collects connection fees which apply to facility and treatment costs based upon the water demand of the user.

Even with these programs in place, significant capital improvements costs still require financing. These costs are addressed by the Sunset Area Infrastructure Finance Strategy (Appendix C). It includes a multi-year sources and uses of funds analysis, including consideration of costs for any property acquisition, relocation, and other requirements for the Plan's implementation. This information is summarized in a matrix of sources and uses of funds that shows required improvements, associated costs, and potential funding sources. The Finance Strategy also includes recommended methods for addressing capital funding shortfalls.

Implementation Goals and Policies

The following goal and policies are intended to ensure that the Plan objectives are implemented.

Goal IM-9.A:

To provide for the ongoing administration and implementation of the Sunset Area Plan.

Policies

IM-9.A.1: The County shall review the Sunset Area Plan bi-annually and revise it as necessary in response to changes in the market, the provision of additional infrastructure, or the identification of financing for infrastructure improvements.

IM-9.A.2: The County shall review and amend, as necessary, all applicable ordinances and regulations referenced herein to ensure consistency with the *Sunset Area Plan* and the *Placer County General Plan*.

IM-9.A.3: The County shall implement a finance plan to obtain the necessary revenues to finance the capital improvement program of the Sunset Area Plan where funding deficiencies have been identified.

Implementation Programs

Specific implementation programs are listed in the following tables. Following each implementation is a description of which policy or policies the program implements, which County department(s) is responsible for implementation,

and how the program is expected to be funded. Finally, each program includes a timeline that identifies when the implementation will be completed.

The implementation program tables are organized according to the topical elements of this Policy Document, as follows:

- Table 9-1: Land Use/Economic Development
- Table 9-2: Transportation and Mobility
- Table 9-3: Public Facilities and Services
- Table 9-4: Natural Resources
- Table 9-5: Cultural Resources
- Table 9-6: Noise
- Table 9-7: Health and Safety
- Table 9-8: Housing

LAND USE (LU/ED)

LU/ED		Table 9-1: Land Use/Economic Development				2018-2019	2019-2023	2021-2040	Annual	Ongoing
Program LU/ED-1: Economic Development Coordination. The County shall coordinate its economic development activities with Lincoln, Rocklin, and Roseville, as well as other economic development organizations, including local chambers of commerce and regional and statewide trade and commerce organizations.										
Implements Policy(ies)	LU/ED-1.1, LU/ED-1.5, LU/ED-1.8, LU/ED-1.9									■
Responsible Department(s)	Office of Economic Development Community Development Resource Agency									
Funding	General Fund									
Program LU/ED-2: Property Owner and Business Coordination. The County shall coordinate with business and property owners to ensure that the County is aware of owner interests and to share intelligence concerning economic opportunities.										
Implements Policy(ies)	LU/ED-1.2, LU/ED-1.6									■
Responsible Department(s)	Office of Economic Development Community Development Resource Agency									
Funding	General Fund									

TRANSPORTATION AND MOBILITY (TM)

<div>TM</div> <div>Table 9-2: Transportation and Mobility</div>		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program TM-1: Capital Improvement Program. The County shall adopt, and update as needed, a capital improvement program (CIP) for the Sunset Area. The CIP shall provide a funding mechanism, cost estimates and a list of projects for the road network and intersections to be constructed within the Plan area.		■				■
Implements Policy(ies)	TM-1.5, TM-1.9					
Responsible Department(s)	Department of Public Works and Facilities					
Funding	Traffic Mitigation Fees					
Program TM-2: Vehicle Miles Traveled. In accordance with SB 743, the County shall identify and update all policies and procedures necessary to transition from “Level of Service” standards to vehicle miles traveled standards when evaluating the transportation impacts of new development proposals in accordance with SB 743.		■				
Implements Policy(ies)	TM-1.4					
Responsible Department(s)	Department of Public Works and Facilities Community Development Resource Agency					
Funding	Mitigation Fees, Grants					
Program TM-3: Placer Parkway Bicycle and Pedestrian Grade Separation. The County shall collaborate with the Placer County Transportation Planning Authority to identify appropriate locations for grade-separated bike and pedestrian crossings of Placer Parkway. This will include identification of potential sources of funding to add such crossings as the Parkway is constructed.			■			
Implements Policy(ies)	TM-2.3, TM-2.6, TM-2.8					
Responsible Department(s)	Department of Public Works and Facilities, Community Development Resource Agency					
Funding	Mitigation Fees, Grants					
Program TM-4: Shared Use Parking Guidelines. The County shall prepare guidelines for shared-use parking that address how and where parking supply can be shared and how agreements for sharing parking can be negotiated.			■			
Implements Policy(ies)	TM-4.1 through TM-4.4					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund					
Program TM-5: Transit Master Plan. The County shall prepare a Transit Master Plan for the Sunset Area, including Placer Ranch, that identifies how to address transit service demand associated with development of the area. The Plan may be prepared in collaboration with PCTPA in conjunction with an update of its Transit Master Plan for South Placer County and may be coordinated with City of Roseville transit planning efforts.			■			
Implements Policy(ies)	TM-3.1, TM-3.5					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund					

PUBLIC FACILITIES (PFS)

PFS		Table 9-3: Public Facilities and Services				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program PFS-1: Capital Improvement Program. The County shall ensure that capital improvement programs (CIPs) for area facilities plans are prepared in conjunction with new specific plans. CIPs should identify improvement needs for the plan, including consideration of phasing and final project buildout.						■
Implements Policy(ies)	PFS-1.1, PFS-1.2, PFS-2.1 to PFS-2.7					
Responsible Department(s)	Department of Public Works and Facilities					
Funding	Permit Fees, Grants					
Program PFS-2: Will-Serve Letters. The County shall require developers to obtain will-serve letters from all providers of public facilities and services to new development.						■
Implements Policy(ies)	PFS-1.2					
Responsible Department(s)	Community Development Resources Agency					
Time Frame	Ongoing (letters to be provided prior to final project approval)					
Funding	Development Applicants					
Program PFS-3: New Development Funding for Capital Facilities and Services. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility, and county service areas.		■				■
Implements Policy(ies)	PFS-2.4					
Responsible Department(s)	Department of Public Works and Facilities, Community Development Resources Agency, County Executive, County Counsel, Board of Supervisors					
Funding	General Fund					
Program PFS-4: Community Facilities District Bonds. The County shall consider the establishment of a Community Facilities District for the Sunset Area for the purpose of financing capital facilities fees. The district's bonds would be used to finance the fees charged at, or prior to, issuance of building permits or other construction permits in order to reduce the up-front charges applied to new development.		■				
Implements Policy(ies)	PFS-2.4					
Responsible Department(s)	Department of Public Works and Facilities, Community Development Resources Agency, County Executive, County Counsel, Board of Supervisors					
Funding	General Fund					

PFS		Table 9-3: Public Facilities and Services					2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program PFS-5: Funding Water-Related Management Programs. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, sustainable groundwater management, and water conservation plans of the Placer County Flood Control and Water Conservation District for the Auburn Ravine and Pleasant Grove Watersheds.											
Implements Policy(ies)	PFS-5.1 to PFS-5.3, PFS-5.7 to PFS-5.9,										■
Responsible Department(s)	Department of Public Works and Facilities, Placer County Division of Environmental Health, Community Development Resource Agency—Engineering and Surveying Division, Placer County Flood Control and Water Conservation District, Board of Supervisors										
Funding	Development Fees, General Fund										
Program PFS-6: Incentivization for Using Recycled Materials. The County shall provide incentives to businesses that use locally-recycled materials as part of their manufacturing processes. These incentives may include relaxation of development standards and/or fast-track permitting.											
Implements Policy(ies)	PFS-6.4										■
Responsible Department(s)	Department of Public Works and Facilities, Economic Development Department										
Funding	General Fund										
Program PFS-7: Sale and Distribution of Recycled Materials. The County shall assist the Western Placer Waste Management Authority in the sale and/or distribution of recyclable materials recovered at the Western Placer Waste Management Authority Material Recovery Facility.											
Implements Policy(ies)	PFS-6.5										■
Responsible Department(s)	Western Placer Waste Management Authority, Department of Public Works and Facilities, Community Development Resource Agency										
Funding	Public Bonds										
Program PFS-8: Supplemental Funding for Fire Protection and Emergency Facilities. The County shall implement a funding program, to supplement existing revenue sources, in order to develop and operate a fire protection and emergency response facilities within the Sunset Area. The program shall fund the facilities, equipment, operations, training, maintenance and personnel costs for the facilities. The funding program shall include an analysis that determines the fair share cost of the provisions of these facilities and services for development within the Sunset Area.											
Implements Policy(ies)	PFS-8.2, PFS-8.3										■
Responsible Department(s)	Office of Emergency Services, County Executive, Community Development Resource Agency, Placer County Fire Department/California Division of Forestry and Fire Protection										
Funding	General Fund										

NATURAL RESOURCES (NR)

NR		Table 9-4: Natural Resources		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program NR-1: Encourage Clean Fuels. In consultation with the Placer County Air Pollution Control District (PCAPCD), cities and special districts, transit providers, and major employers in Placer County, the County shall adopt a program to encourage the widespread use of clean fuels. This program shall include the following components: A. Encouraging PCAPCD to implement a clean fuels fleet rule; B. Vigorously pursuing replacement of existing County vehicles that burn gasoline and diesel fuel with vehicles that use clean fuels including, but not limited to, methanol, compressed natural gas (C.G.), liquefied petroleum gas (LPG), and electric batteries; C. Encouraging existing fueling stations in the county to provide clean fuels such as methanol and LPG; and D. Encouraging bus service companies based in Placer County to use clean fuel buses in their daily operations.								■
Implements Policy(ies)	NR-5.4, NR-5.5, NR-7.15, NR-7.16							
Responsible Department(s)	Department of Public Works and Facilities, County Executive, Board of Supervisors, PCAPCD							
Funding	General Fund							
Program NR-2: Biotic Resources Evaluation. Prior to approval of discretionary development permits involving parcels with significant ecological resources, the County shall require, as part of the environmental review process, a biotic resources evaluation of the site by a wildlife biologist or similarly qualified person. The wildlife biologist shall base biotic resource evaluations upon field reconnaissance performed at the appropriate time of year to determine the presence or absence of rare, threatened, or endangered species of plants and animals. Biotic resource evaluations shall, at a minimum, include the following: A. A determination of whether the resource is to be avoided and whether resource values can be retained if the habitat is avoided; B. Identification of potential significant impacts; C. A mitigation plan for potential significant impacts; D. A mitigation monitoring plan. All new development proposals shall include any wetland delineation required by the U.S. Army Corps of Engineers. As part of the permit process, new development project applicants shall complete informal consultation with USFWS and CDFG to determine the exact mitigation measures that will be required for listed species. Species proposed for listing or federal candidates may need to be considered to avoid additional mitigation requirements if listing occurs during project construction. If sensitive species of concern are not located on-site and the agencies concur, no further action is necessary. If listed species are located on the new development project site, the project applicant and County shall enter into formal consultation with CDFG and USFWS. The precise mitigation required for direct and indirect impacts to sensitive species will depend on agency consultation and agreements.								■
Implements Policy(ies)	NR-2.1, NR-2.2							
Responsible Department(s)	Community Development Resource Agency							
Funding	Development Applicants							

NR		Table 9-4: Natural Resources				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program NR-3: Stream Protection Program. Where stream protection is required or proposed, the County shall require new development to preserve, protect, and enhance stream corridors. using one or more of the following methods. <ul style="list-style-type: none"> A. Preserve stream corridors and stream setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed to be included within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement must be clearly defined and conditioned prior to subdivision map or project approval; B. Designate open space easement or dedication areas (as described in a. above) as open space; C. Protect stream corridors and their habitat value by actions such as: 1) providing an adequate stream setback, 2) maintaining stream corridors in an essentially natural state, 3) employing stream restoration techniques where restoration is needed to achieve a natural corridor, 4) using riparian vegetation within stream corridors, and where possible, within stream setback areas, 5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus) within stream corridors or stream setbacks, and 6) avoiding tree removal within stream corridors; D. Provide recreation and public access near streams consistent with Sunset Area Plan policies; E. Use design, construction, and maintenance techniques that ensure development near a stream will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation, and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas. 						■
Implements Policy(ies)	NR-2.5, NR-2.6, NR-3.1, NR-3.3 to NR-3.9					
Responsible Department(s)	Community Development Resource Agency					
Funding	Development Applicants					

NR		Table 9-4: Natural Resources					2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program NR-4: PCCP and CARP Program Consistency. The County shall require project applicants to delineate all aquatic resources on the project site, consistent with CARP requirements and USACE methodology. The County will calculate the extent of impacts to aquatic resources, based on the aquatic resources delineation overlain with project design maps, and determine the required fees, mitigation/conservation bank credit payments, and/or land dedication in-lieu of fees requirements after all feasible avoidance and minimization measures described in the PCCP and CARP have been applied. The USACE will review wetland delineations and make permitting determinations based on procedures described in the CARP. If ground disturbance directly or indirectly encroaches on the immediate watershed of a vernal pool type wetland, that wetland shall be subject to compensatory mitigation fees. Compensatory mitigation shall be provided according to the procedures described in the adopted PCCP and CARP, through payment of applicable mitigation fees to the In-Lieu Fee Program or purchase of mitigation credits at an agency-approved mitigation bank. The fees collected through the PCCP and In-Lieu Fee Program shall be used to fund land acquisition, mitigation projects that protect, enhance, and restore aquatic resources, and long-term management and monitoring within the PCCP Reserve Acquisition Areas. Lands acquired through the in-lieu fee program shall be of similar or higher quality than those affected by Covered Activities.							■				■
Implements Policy(ies)	NR-1.4										
Responsible Department(s)	Community Development Resource Agency										
Funding	General Fund, Developer Fees										
Program NR-5: Special-Status Plant Species Protection. The County shall require project applicants, as a condition of project approval, to retain qualified botanists to conduct a protocol-level botanical survey. The survey, at a minimum, shall cover the following: 1. All plant species encountered on the project site shall be identified to the taxonomic level necessary to determine species status. 2. The surveys shall be conducted no more than 5 years prior and no later than the blooming period immediately preceding the approval of Improvement/Grading Plans or any ground disturbing activities, including grubbing or clearing. If special-status plants are identified on the project site, the project applicants shall be required to implement the following measures to mitigate the potential loss of special-status plant species: a. Avoid special-status plant occurrences through project design to the extent technically feasible and appropriate. Avoidance shall be deemed technically feasible and appropriate if the habitat occupied by special-status plants may be preserved on-site while still obtaining the project purpose and objectives and if the preserved habitat features could reasonably be expected to continue to function as suitable habitat for special-status plants following project implementation. b. If, after examining all feasible means to avoid impacts to potential special-status plant species habitat through project site planning and design, adverse effects cannot be avoided, then impacts shall be mitigated in accordance with guidance from the appropriate state or federal agency charged with the protection of the subject species.							■				■

NR		Table 9-4: Natural Resources				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>c. Notify CDFW, as required by the California Native Plant Protection Act, if any special-status plants are found on the project site. Notify the USFWS if any plant species listed under the Endangered Species Act are found.</p> <p>d. Develop a mitigation and monitoring plan to compensate for the loss of special-status plant species found during preconstruction surveys, if any. The mitigation and monitoring plan shall be submitted to CDFW or USFWS, as appropriate depending on species status, for review and comment. The County shall consult with these entities, as appropriate depending on species status, before approval of the plan to determine the appropriate mitigation measures for impacts on any special-status plant population. Mitigation measures may include preserving and enhancing existing on-site populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or preserving occupied habitat off-site in sufficient quantities to offset loss of occupied habitat or individuals.</p> <p>e. If transplantation is part of the mitigation plan, the plan shall include a description and map of mitigation sites, details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements, and sources of funding to purchase, manage, and preserve the sites. The following performance standards shall be applied:</p> <p>i. The extent of occupied area and the flower density in compensatory reestablished populations shall be equal to or greater than the affected occupied habitat and shall be self-producing. Re-established populations shall be considered self-producing when:</p> <ol style="list-style-type: none"> 1. plants re-establish annually for a minimum of 5 years with no human intervention, such as supplemental seeding; and 2. re-established habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types. <p>f. If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, and other details, as appropriate to target the preservation of long term viable populations.</p>						
Implements Policy(ies)	NR-2.1					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

CULTURAL RESOURCES (CR)

CR		Table 9-5: Cultural Resources					2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program CR-1: Cultural, Archaeological, and Historical Resource Impact Assessment. The County shall require the assessment and mitigation of cultural, archaeological, and historical resource impacts. If archaeological resources eligible for inclusion in the National Register of Historic Places (NRHP) or the California Register of Historic Places (CRHR) are identified, the County shall require an assessment of project impacts on these resources as well as identification of detailed measures to avoid or minimize impacts to these resources. The measures could include project redesign, construction monitoring by a qualified archaeologist, avoidance of sites, preservation in place, or data recovery. The measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.</p> <p>The County shall also require that if historical resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources be included in an evaluation report that also will identify detailed measures to avoid impacts. If avoidance of a significant architectural/built environment resource is not feasible, additional mitigation options include specific design plans for historic districts or plans for alteration or adaptive reuse of a historical resource that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, a qualified architectural historian shall be retained to thoroughly document the structure and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and through oral history collection as appropriate.</p>							■				■
Implements Policy(ies)	CR-1.6										
Responsible Department(s)	Community Development Resource Agency										
Funding	General Fund, Developer Fees										

NOISE (N)

N		Table 9-6: Noise				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program N-1: Noise Ordinance Update. Upon adoption of the Sunset Area Plan, the County shall update the Placer Noise Ordinance to reflect the unique provisions of the Area Plan.						
Implements Policy(ies)	N-1.1 through N-1.5	■				
Responsible Department(s)	Community Development Resource Agency					
Funding	N/A					
Program N-2: Acoustical Analysis. The County shall require that project applicants identify and mitigate potential noise impacts through preparation of an acoustical analysis that meets the following conditions: <ul style="list-style-type: none"> A. Be the financial responsibility of the applicant. B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics. C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources. D. Estimate existing and projected cumulative (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table 6-1, and compare those levels to the policies in this section. Noise prediction methodology must be consistent with the <i>Placer County Acoustical Design Manual</i>. E. Recommend appropriate mitigation to achieve compliance with the policies and standards of this section, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses. F. Estimate noise exposure after the prescribed mitigation measures have been implemented. G. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures. <p>To prevent future sensitive land uses from disturbance during the sensitive times of the day, project proponents of a residential land use or a structure containing residential units shall, prior to the issuance of building permits, provide to the County a site-specific analysis prepared by a qualified acoustical engineer addressing interior noise levels in residential units. The analysis shall consider the types of uses being proposed in the same building or in the vicinity as the residential units in a mixed-use structure and existing noise sources adjacent to the proposed structure. The analysis shall confirm, using approved calculation methodologies, that building design and materials are sufficient to maintain a maximum 45 dB L_{dn} /CNEL interior noise level, with windows closed, in residential units given the reasonably foreseeable noise generation sources within the building, and existing noise sources adjacent to the building. If the analysis shows such standards would not be met with the design as proposed, the project proponent shall implement recommendations of the analysis that are shown to achieve the standards.</p>		■				■
Implements Policy(ies)	N-1.4					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

Program N-3: Noise Mitigation. The County shall require that new stationary noise sources that cannot meet the minimum siting distance requirements from sensitive receptors as specified in Policy N-1.6 include the following measures for future development applications including stationary sources.

- A. Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 10:00 p.m.), per the Placer County Noise Ordinance. All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications.
- B. External mechanical equipment, including HVAC units, associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria. These features may include, but are not limited to, locating equipment within equipment rooms or enclosures that incorporate noise reduction features, such as acoustical louvers and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. In addition, when locating HVAC units on buildings adjacent to residential land uses, HVAC units shall not be located directly adjacent to windows of residential units. HVAC locations shall be chosen to minimize noise at nearby residential land uses.
- C. Loading docks shall be located and designed so that noise emissions do not exceed the exterior daytime (7:00 a.m. to 10:00 p.m.) standards of 55 dB L_{eq} /70 dB L_{max} and the exterior nighttime (10:00 p.m. to 7:00 a.m.) standards of 45 dB L_{eq} /65 dB L_{max} at any existing sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County noise standards. Noise studies shall comply with adopted SAP Policy N-1.6, Acoustical Study. Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise sensitive land uses, constructing noise barriers between loading docks and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable.
- D. Parking lots and structures shall be located and designed so that noise emissions do not exceed the stationary noise source criteria identified in this analysis (i.e., exterior daytime [7:00 a.m. to 10:00 p.m.] standards of 55 dB L_{eq} /70 dB L_{max} and the exterior nighttime [10:00 p.m. to 7:00 a.m.] standards of 45 dB L_{eq} /65 dB L_{max}) at any existing sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County and SAP noise standards. Noise studies shall comply with adopted SAP Policy N-1.6. Reduction of parking lot noise can be achieved by locating parking lots away from noise sensitive land uses, constructing noise barriers between parking lots/structures and noise-sensitive land uses, incorporating noise barriers into parking structure designs (e.g., providing solid walls around the top levels of parking structures), or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable.

Implements Policy(ies)	N-1.5
Responsible Department(s)	Community Development Resource Agency
Funding	General Fund, Developer Fees

N		Table 9-6: Noise				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program N-4: Construction Noise Reduction Requirements. Prior to Improvement Plan approval or issuance of Grading Permits for construction activities to take place within 3,000 feet of sensitive land uses (i.e., places where people sleep, reside, or work), the County shall require the following noise reduction measures to be identified as notes on the Improvement/Grading Plans to be implemented by the project construction manager or contractor:</p> <ul style="list-style-type: none"> A. All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses. B. Idling of construction equipment for extended periods (i.e., 5 minutes) of time shall be prohibited. C. All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. D. All construction equipment with backup alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities such that alarm noise is minimized. E. Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site) where feasible and consistent with building codes and other applicable laws and regulations. F. When noise sensitive uses are close (i.e., 3,000 feet, the distance at which the daily Leq noise standard for the worst-case construction activity is achieved) noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise. 		■				■
Implements Policy(ies)	N-1.6					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

N

Table 9-6: Noise

		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program N-5: Construction Vibration Reduction Requirements. For pile-driving activities proposed within 100 feet of any building, to reduce the potential for structural damage, and within 550 feet of an occupied residence/building, to minimize disturbance from pile-driving activities, a vibration control plan shall be developed by the project applicant and his/her construction contractors to be submitted to and approved by Placer County prior to approval of Improvement Plans or issuance of Grading Permits for the project. The plan shall consider all potential vibration-inducing activities that would occur within the distance parameters described above and include various measures, setback distances, precautions, monitoring programs, and alternative methods to traditional pile-driving activities with the potential to result in structural damage or excessive noise. The following vibration control measures (or other equally effective measures approved by the County) shall be included in the plan:</p> <ul style="list-style-type: none"> A. To prevent structural damage, minimum setback requirements for different types of ground vibration-producing activities (e.g., pile driving) for the purpose of preventing damage to nearby structures shall be established based on the proposed pile-driving activities and locations, once determined. Factors to be considered include the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the fragility/resiliency of the nearby structures. Established setback requirements (i.e., 100 feet) can be breached if a project-specific, site specific analysis is conducted by a qualified geotechnical engineer or ground vibration specialist that indicates that no structural damage would occur at nearby buildings or structures. B. To prevent disturbance to sensitive land uses, minimum setback requirements for different types of ground vibration producing activities (e.g., pile driving) shall be established based on the proposed pile-driving activities and locations, once determined. Established setback requirements (i.e., 550 feet) can be breached only if a project-specific, site-specific, technically adequate ground vibration study indicates that the buildings would not be exposed to ground vibration levels in excess of 72 VdB, and ground vibration measurements performed during the construction activity confirm that the buildings are not being exposed to levels in excess of 72 VdB. C. All vibration-inducing activity within the distance parameters described above shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Placer County so as not to exceed the recommended FTA and Caltrans levels. D. Alternatives to traditional pile driving (e.g., sonic pile driving, jetting, cast-in-place or auger cast piles, nondisplacement piles, pile cushioning, torque or hydraulic piles) shall be considered and implemented where feasible to reduce vibration levels. E. Limit pile-driving activities to the daytime hours between 6:00 a.m. and 8:00 p.m. Monday through Friday and between 8:00 a.m. and 8:00 p.m. Saturday and Sunday. F. Predrill pile holes to the maximum feasible depth to reduce the number of blows required to seat a pile. G. Operate all vibration inducing impact equipment as far away from vibration-sensitive sites as reasonably possible from nearby structures. 		■				■
Implements Policy(ies)	N-1.6					
Responsible Department(s)	Community Development Resource Agency					
Funding	General Fund, Developer Fees					

HEALTH AND SAFETY (HS)

HS		Table 9-7: Health and Safety				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program HS-1: Floodplain Identification. The County shall routinely require the identification of floodplains with the new discretionary projects and ensure that storm flows generated from new development do not flood the new development or other developments near the project.						
Implements Policy(ies)	HS-2.2					■
Responsible Department(s)	Community Development Resource Agency – Engineering and Surveying Division, Department of Public Works and Facilities, Flood Control District					
Funding	Developer Fees					
Program HS-2: Solid Waste Impact Protection. The Placer County Environmental Review Committee and Development Review Committee shall ensure that the citizens of Placer County are protected from public health and safety impacts associated with the operation of solid waste operations and facilities.						
Implements Policy(ies)	HS-3.1 through HS-3.3					■
Responsible Department(s)	Community Development Resource Agency, Environmental Health Services, Department of Public Works and Facilities, Air Pollution Control District					
Funding	Operators Fees, Developer Fees					
Funding	General Fund					
Program HS-3: Development and Fire Safety. The County shall refer development proposals to the appropriate local fire agency for review for compliance with fire safety standards.						
Implements Policy(ies)	HS-4.1 through HS-4.3					■
Responsible Department(s)	Community Development Resource Agency- Building Services Division, Placer County Fire Department					
Funding	Impact Fees					
Program HS-4: Mutual Aid Agreements. The County shall enter into agreements with other agencies for mutual aid during hazardous materials emergencies.						
Implements Policy(ies)	HS-6.7					■
Responsible Department(s)	County Executive, Office of Emergency Services					
Funding	General Fund					
Program HS-5: Hazardous Materials Documentation. The County shall document known location of hazardous materials storage and collect information from new businesses which include the storage, use, or distribution of hazardous materials.						
Implements Policy(ies)	HS-6.3, HS-6.4, HS-6.5					■
Responsible Department(s)	Environmental Health Services					
Funding	Developer Fees, General Fund					
Program HS-6: Emergency Response Plans. The County shall require that any business that handles a hazardous material prepare a plan for emergency response to release or threatened release of a hazardous material or a response to fires which could cause a release of hazardous gases.						
Implements Policy(ies)	HS-6.4, HS-6.5, HS-6.6					■
Responsible Department(s)	Environmental Health Services, Placer County Fire Department, Placer County Office of Emergency Services					
Funding	Developer Fees, General Fund					

HS		Table 9-7: Health and Safety				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
<p>Program HS-7: Health Risk Assessments for Truck Loading/Unloading Facilities. The County shall prepare policy guidance for Health Risk Assessments for Truck Loading/Unloading Facilities that require project applicants who propose a truck loading/unloading facility within 1,000 feet of any residential land use, campus dormitory, student housing, residential care facility, hospital, school, park, playground, or daycare facility to prepare a qualified, site-specific Health Risk Assessment (HRA) showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million. The HRA shall be conducted in accordance with guidance from Placer County Air Pollution Control District (PCAPCD) and approved by PCAPCD. If the HRA determines that a nearby residence, a school, or childcare facility would be exposed to an incremental increase in cancer risk greater than 10 in 1 million, then design measures shall be incorporated into the proposed project to reduce the level of risk exposure to less than 10 in 1 million. Design measures may include but are not limited to the following:</p> <ul style="list-style-type: none"> A. Provide one 110/208-volt power outlet for every two-truck loading/unloading docks or areas. A minimum 2-foot-by-3-foot sign shall be clearly visible at each loading dock that indicates, "Diesel engine idling limited to a maximum of 5 minutes." The sign shall include instructions for diesel trucks idling for more than 5 minutes to connect to the 110/208-volt power to run any auxiliary equipment. This measure is recommended in PCAPCD's CEQA Handbook (PCAPCD 2017a) and is also consistent with measure VT-1 in the CAPCOA guide (CAPCOA 2010:300–303). B. The use of electric-powered "yard trucks" or fork lifts to move truck trailers around a truck yard or truck loading/unloading facility. C. The use of buildings or walls to shield commercial activity from residences or other sensitive land uses within 1,000 feet of the facility. D. Planting and maintaining a vegetative buffer between the truck loading/unloading facility and sensitive residences, schools, and daycare facilities within 1,000 feet of the facility. As part of detailed site design, a landscape architect licensed by the California Landscape Architects Technical Committee shall identify all locations where trees should be located, accounting for areas where shade is desired such as along pedestrian and bicycle routes, the locations of solar photovoltaic panels, and other infrastructure. E. An equipment operator of a TRU must not cause or allow a TRU to operate within one thousand (1,000) feet of a residential area or school unless the cargo will be loaded or has been unloaded within thirty (30) minutes. 		■				■
Implements Policy(ies)	HS-6.15					
Responsible Department(s)	Community Development Resource Agency, Air Pollution Control District					
Funding	Developer Fees, General Fund					

HOUSING (H)

H		Table 9-8: Housing				
		2018-2019	2020-2024	2021-2040	Annual	Ongoing
Program H-1: Infrastructure Expansion. The County shall coordinate with water and sewer service providers to assess needs for infrastructure improvements and plans for expansion. The County shall communicate with service providers as major development applications are received to discuss and pursue plans for future expansion to ensure adequate infrastructure is available to support future residents and conserve or recharge, as necessary, groundwater supplies.						■
Implements Policy(ies)	H-1.2					
Responsible Department(s)	Community Development and Resource Agency- Engineering and Surveying Division, Department of Public Works and Facilities					
Funding	General Fund					
Program H-2: Buffer Policy Guidance. The County shall establish policy guidance for mitigating the impacts of adjacent incompatible uses through landscaped buffers, transitional land uses, or other techniques.						
Implements Policy(ies)	H-1.3, H-1.4	■				■
Responsible Department(s)	Community Development and Resource Agency- Planning Services Division, Office of Economic Development					
Funding	General Fund					



Part III: Implementing Zoning

Implementing Zoning Regulations Public Review Draft

Introduction

Purpose

The Sunset Area Plan Implementing Zoning Regulations carry out the goals, policies, and programs of the Sunset Area Plan. They are intended to manage land use in a manner that will assure orderly development and beneficial use of the land in the area covered by the Sunset Area Plan by specifying allowable uses and development standards.

Applicability

These Regulations apply to all land uses, existing development, and future development within the Placer County Sunset Area Plan boundaries (i.e., the Plan Area).

Relationship to the Placer County Zoning Ordinance

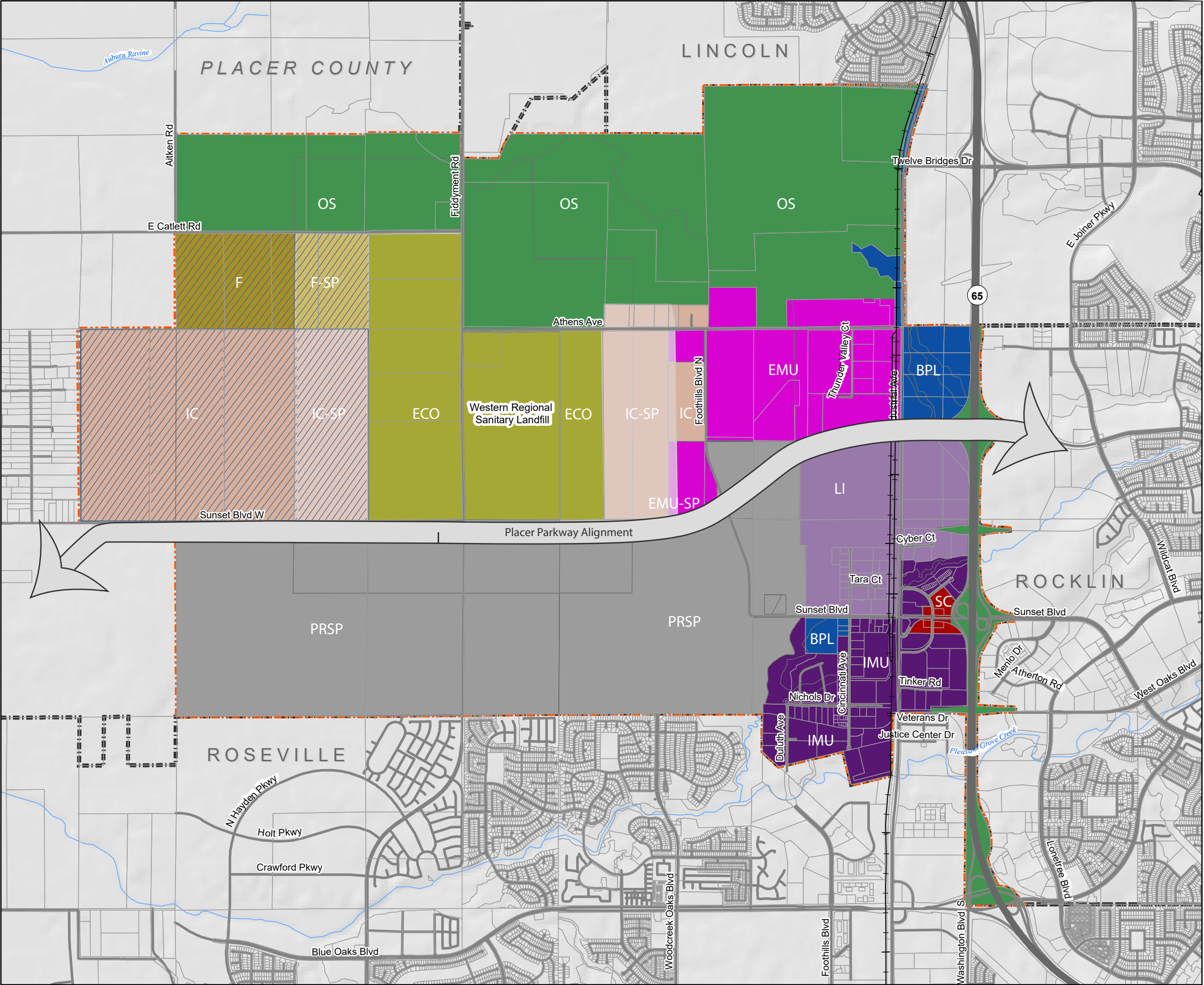
The Sunset Area Plan Implementing Zoning Regulations complement Title 17 of the Placer County Zoning Ordinance. The Regulations supersede certain land use and development standards of the existing Placer County Zoning Ordinance for the Sunset Plan Area. All other general and specific development standards, permitting processes and procedures, and administrative provisions not addressed in the Implementing Zoning Regulations are regulated by Title 17 of the Placer County Zoning Ordinance.

Organization

The Sunset Area Plan Implementing Zoning Regulations consist of three components.

- **Zoning Map.** The Zoning Map shows where the zones defined in Article 1 are applied within the Plan Area.
- **Article 1 – Zones, Allowable Uses, and Developments Standards.** Article 1 defines all the zones within the Plan Area, including allowable land uses and development standards (e.g., setbacks, height, lot coverage).
- **Article 2 – General Development Regulations.** Article 2 outlines general development regulations (e.g., parking regulations, sign regulations) that are unique to the Plan Area and which supersede the standards in the Placer County Zoning Ordinance.

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Sunset Area Plan Zoning Map

- Service Commercial (SC)
- Entertainment Mixed-Use (EMU)
- Entertainment Mixed-Use
- Special Purpose (EMU-SP)
- Business Professional (BPL)
- Innovation Center (IC)
- Innovation Center Special Purpose (IC-SP)
- Eco-Industrial (ECO)
- Light Industrial (LI)
- Industrial Mixed-Use (IMU)
- Farm (F-SP)
- Open Space (OS)
- Placer Ranch Specific Plan (PRSP)
- Planning Area
- City Limits
- Development Reserve (-DR)

160 acres
40
10

0 0.25 0.5 1 Miles

Date: 10-11-2018
Source: Placer County, 2015

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Implementing Zoning Regulations

Public Review Draft

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Chapter 1.01 – Commercial and Entertainment Mixed-Use Zones (SC, EMU/AD, EMU/CD, EMU/SD)

Sections

- 1.01.01 – Purpose of Commercial and Entertainment Mixed-Use Zones
- 1.01.02 – Commercial and Entertainment Mixed-Use Zone Land Use Regulations and Allowable Uses
- 1.01.03 – Commercial and Entertainment Mixed-Use Zone Development Standards
- 1.01.04 – Other Applicable Commercial and Entertainment Mixed-Use Zone Regulations

1.01.01 – Purpose of Commercial and Entertainment Mixed-Use Zones

The purpose of the commercial and entertainment mixed-use zones and the way they are applied are as follows.

- A. SC (Service Commercial Zone).** The intent of the SC Zone is to provide areas for retail and service commercial uses which cater directly to residents, workers, and visitors who reside, work, or are traveling through the Sunset Area and on the SR65 corridor. The uses in this zone are intended to be low- to moderate-intensity and compatible with surrounding regional commercial development. The SC Zone has a maximum floor area ratio (FAR) of 0.75. This zone implements the General Commercial (GC) land use designation.
- B. EMU (Entertainment Mixed-Use Zone).** The intent of the EMU Zone is to provide areas suitable for high-intensity mixed-use, commercial, and entertainment development, which caters to visitors and customers within and beyond South Placer County. The uses in this zone include super-regional shopping districts, large-scale entertainment venues, indoor/outdoor amusement parks, lodging, and recreational facilities. High-density residential mixed-use uses are encouraged with ground floor retail. It is a priority in the EMU Zone to establish unique outdoor spaces that connect adjacent developments via paseos and plazas with murals, public art, and fountains. The EMU Zone has a maximum floor area ratio (FAR) of 2.0 and a maximum residential density of 30 dwelling units an acre.

1.01.02 – Commercial and Entertainment Mixed-Use Zone Land Use Regulations and Allowable Uses

- A. Table 1-1 Commercial and Entertainment Mixed-Use Zone Uses.** Table 1-1 indicates the uses allowed in each commercial and entertainment mixed-use zone and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-1 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.

D. Definitions. See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.

E. Zoning Clearance Required. Each land use specified in the following land use table as allowed with a "C" as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

Table 1-1 Commercial and Entertainment Mixed-Use Zone Allowed Uses and Permit Requirements		Commercial and Entertainment Mixed-Use Zone	
		Permit Requirements	
		A	Allowed Use, Zoning Compliance Required
		C	Zoning Clearance (Section 17.06.050.B1)
		ARP	Administrative Review Permit (Section 17.06.050.B2)
		MUP	Minor Use Permit (Section 17.06.050.B4)
		CUP	Conditional Use Permit (Section 17.06.050.B5)
		-	Not allowed
		*	Refer to existing Zoning Code requirements
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	SC	EMU	Specific Use Regulations
Agricultural, Resource, and Open Space Uses (1)			
Existing Agricultural Accessory Structures	A	A	See Section 17.56.020(B)
Animal Keeping and Raising	*	*	See Section 17.56.050
Crop Production	A	A	
Grazing	A	A	
Greenhouses	A	A	
Plant Production Nurseries	A	A	See Section 17.56.165
Commercial Uses			
Amphitheater	-	CUP	
Kennels and Animal Boarding	-	C	See Section 1.01.04(A)
Art Studio or Gallery	C	C	
Banks and Financial Services	C	C	
Bars and Restaurants	C	C	See Section 17.56.190
Business Support Services	C	C	
Commercial Recreation, Indoor	-	C	See Section 1.05.02 for new definitions.
Commercial Recreation, Outdoor	-	C	See Section 1.01.04(A) See Section 1.05.02 for new definitions.
Cultural Centers and Facilities	C	C	See Section 1.05.02 for new definitions.
Hobby Garage and Storage Facilities	-	CUP	See Section 1.05.02 for new definitions. See Section 1.04.04(A)
Home Occupation	-	C	See Section 17.56.120
Hotel, Motel	MUP	MUP	
Hotel, Resort	CUP	CUP	See Section 1.05.02 for new definitions.
Medical Services, Clinics and Laboratories	C	C	
Medical Services, Hospitals and Extended Care	C	MUP	
Offices	C	C	
Offices, Temporary	C	C	See Section 17.56.300(C)
Personal Services	C	C	

Table 1-1 Commercial and Entertainment Mixed-Use Zone Allowed Uses and Permit Requirements		Commercial and Entertainment Mixed-Use Zone	
		Permit Requirements	
		A	Allowed Use, Zoning Compliance Required
		C	Zoning Clearance (Section 17.06.050.B1)
		ARP	Administrative Review Permit (Section 17.06.050.B2)
		MUP	Minor Use Permit (Section 17.060.050.B4)
		CUP	Conditional Use Permit (Section 17.06.050.B5)
		-	Not allowed
		*	Refer to existing Zoning Code requirements
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	SC	EMU	Specific Use Regulations
Recreation and Fitness Centers (3)	C	C	See Section 1.05.02 for new definitions.
Recreational Vehicle (RV) Parks	-	MUP	See Section 17.56.080
Restaurant, Fast Food (drive through)	MUP	MUP	See Section 17.56.090
Retail Stores, General Merchandise	C	C	
Retail Sales, Outdoor	C	C	See Section 17.56.160
Shopping Center, up to 5 acres	C	C	
Shopping Center, 5 to 10 acres	MUP	MUP	
Shopping Center, 10 acres or more	CUP	CUP	
Tasting Rooms	-	C	
Theaters and Meeting Halls, Indoor	MUP	C	
Therapy Clinic (Licensed Provider)	C	C	
Service Stations and Full-Service Car Wash Establishments	MUP	MUP	See Section 17.56.220
Vehicle, Rental Facility	MUP	MUP	See Section 1.05.02 for new definitions.
Vehicle Storage	MUP	MUP	
Wholesale and Retail Sales of Wine and Grape Products	C	C	
Wineries, Distilleries, Micro-Breweries, and Breweries	C	C	See Section 1.05.02 for new definitions. See Section 17.56.330
Industrial Uses			
Ancillary Storage Facilities	C	C	See Section 17.56.170
Recycling Collection Stations (4)	ARP	-	See Section 17.56.170
Truck Stops	CUP	-	
Public and Semi-Public Uses			
Antennas, Communication Facilities	*	*	See Section 17.56.060
Child/adult Day Care Center	C	C	
Heliport/Helipad	-	MUP	See Section 17.56.040
Parks and Playgrounds	MUP	C	
Places of Assembly	C	C	See Section 1.05.02 for new definitions.
Public Safety Facilities	C	C	
Residential Uses (2)			
Caretaker and Employee Housing	C	MUP	See Section 17.56.090

Table 1-1 Commercial and Entertainment Mixed-Use Zone Allowed Uses and Permit Requirements		Commercial and Entertainment Mixed-Use Zone	
		Permit Requirements	
		A	Allowed Use, Zoning Compliance Required
		C	Zoning Clearance (Section 17.06.050.B1)
		ARP	Administrative Review Permit (Section 17.06.050.B2)
		MUP	Minor Use Permit (Section 17.060.050.B4)
		CUP	Conditional Use Permit (Section 17.06.050.B5)
		-	Not allowed
		*	Refer to existing Zoning Code requirements
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	SC	EMU	Specific Use Regulations
Emergency Shelter, 60 or fewer clients	CUP	-	See Section 17.56.295
Live/Work Units	-	MUP	
Multi-Family Dwellings (2)	-	MUP	See Section 1.01.04(A)
Single-Room Occupancy Units (SRO) (2)	-	MUP	See Section 17.56.233
Temporary Uses			
Temporary Events/Uses	*	*	See Section 17.56.300

* Permit requirements set by Article 17.56 in the Placer County Zoning Ordinance

- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) Residential uses shall not be a standalone use and shall include a commercial, retail, or industrial component.
- (3) Recreation and Fitness Centers shall not exceed 10,000 square feet without the approval of a MUP in those zones that allow the use with a Zoning Clearance.
- (4) Recycling Collection Stations shall be limited to one of the following facilities:
 - a. Reverse vending machine(s);
 - b. Small collection facilities that occupy an area of not more than 500 square feet with no mechanical processing.

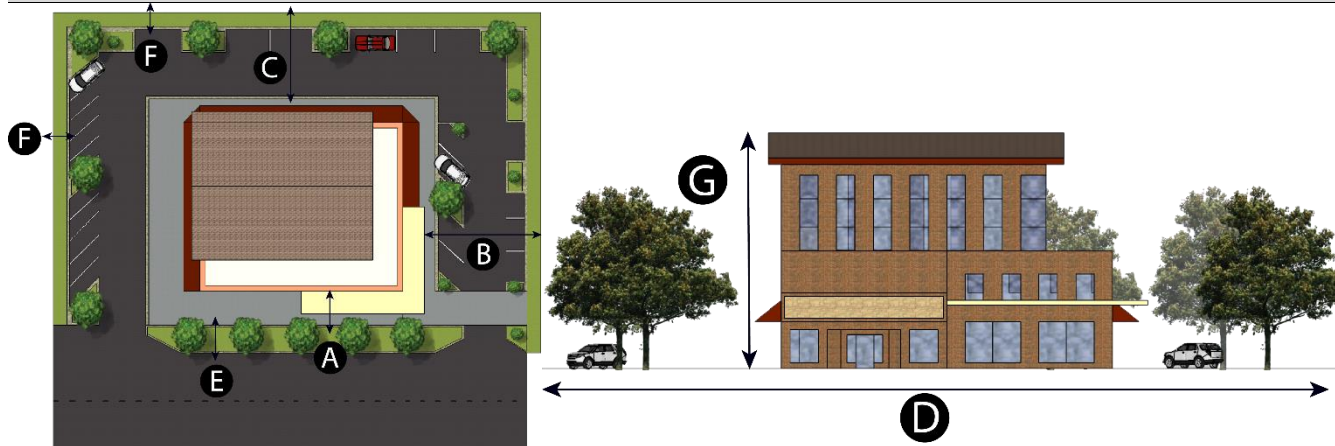
1.01.03 – Commercial and Entertainment Mixed-Use Zone Development Standards

- A. **Table 1-2 Commercial and Entertainment Mixed-Use Zone Development Standards.** The intent of Table 1-2 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the commercial and entertainment mixed-use zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to commercial and entertainment mixed-use zones.
- B. **Special Purpose (-SP) Parcels.** Parcels with the -SP Combining District are provided to identify specific areas where specific land uses have the potential for compatibility issues with surrounding parcels. Development within the -SP Combining District shall be in accordance with Section 17.52.130 (Special Purpose) of the Placer County Zoning Ordinance.
- C. **Residential Density.** The minimum residential density in the Sunset Area shall be 10 DU/Ac and a maximum residential density shall not exceed 30 DU/Ac.
- D. **Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in the commercial and entertainment mixed-use zones.
- E. **Design Review.** In order to protect and enhance the aesthetic character of lands and structures within the Sunset Area, all parcels zoned commercial or entertainment mixed-use shall undergo Design

Review prior to obtaining a Building Permit in accordance with Section 17.52.070 (Design Review) in the Placer County Zoning Ordinance.

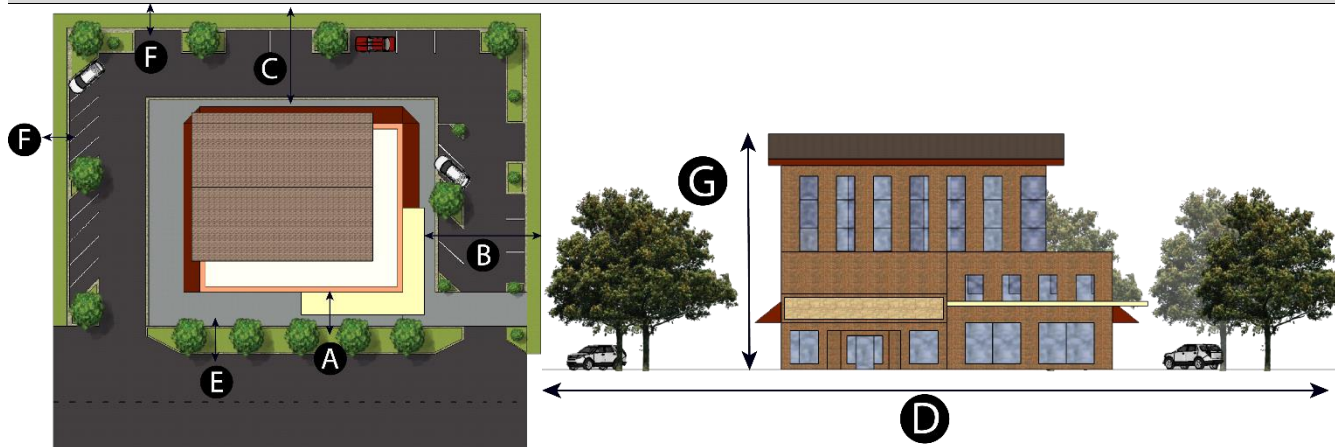
- F. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan " and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-2
Commercial and Entertainment Mixed-Use Zone Development Standards**



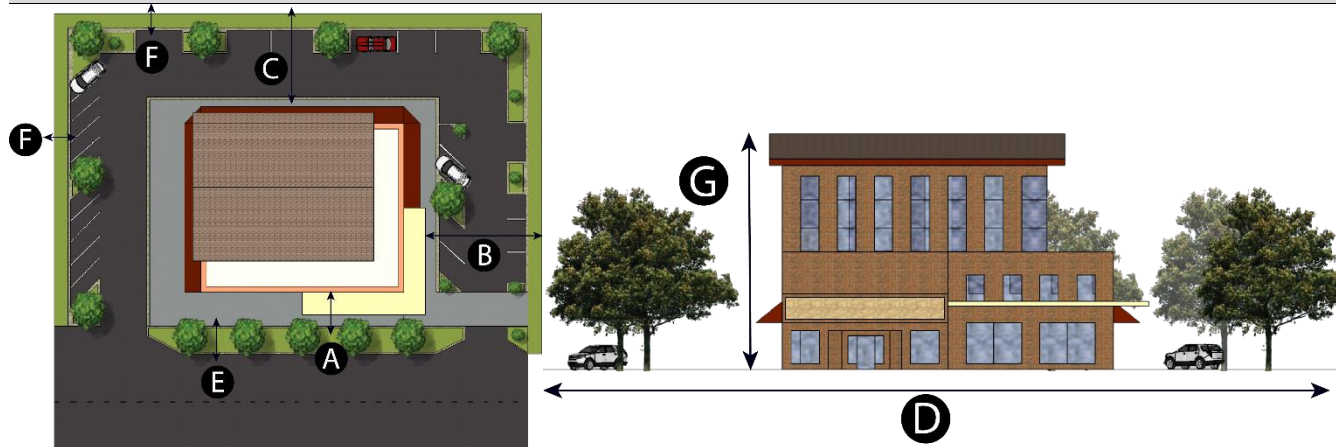
Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	SC	EMU	Additional Requirements
Parcel Area (minimum): Area required for each NEWLY CREATED parcel.			
Parcel Area (sq. ft.)	8,000 (corner parcel) 6,000 (interior parcel)	none	See Section 17.54.040
Site Coverage (maximum): Percentage of total site area that may be covered by structures.			
Site Coverage	25 percent for multi-family dwellings; 100 percent otherwise	100 percent	See Section 1.01.04(A)

Table 1-2
Commercial and Entertainment Mixed-Use Zone Development Standards



Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	SC	EMU	Additional Requirements
Setbacks (minimum): Property lines are measured in feet, with those lines adjacent to the street measured from back of curb.			
A Front (1)	15	30	See Section 1.01.04(A)
B Side	5	10	See Section 1.01.04(A)
C Rear	10	15	See Section 1.01.04(A)
D Width	60 (corner parcel) 50 (interior parcel)	none	
E Street Frontage Landscape Buffer	10	30	
F Street Frontage Landscape Buffer	5	10	See Section 1.01.04(A)
Height (maximum): Height is measured in feet.			
G Height (2)	75	100	See Section 1.01.04(A)
Additional Regulations			
Off-Street Parking	See Chapter 2.01 (Parking Regulations); Sections 17.54.050, .060, .070, .075 of the Placer County Zoning Ordinance		
Signs	See Chapter 2.02 (Sign Regulations) and Sections 17.54.170, .180, .190, and .200 of the Placer County Zoning Ordinance		See Sunset Area Plan Implementing Zoning Regulations and Placer County Design Guidelines

Table 1-2
Commercial and Entertainment Mixed-Use Zone Development Standards



Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	SC	EMU	Additional Requirements
Landscaping and Fencing	See Sections 17.54.030 and 17.13.040		See Placer County Landscape Design Guidelines

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 of the Placer County Zoning Ordinance.
- (3) Residential uses shall have a 10-foot minimum landscaped setback from commercial and/or mixed-use properties.

1.01.04 – Other Applicable Commercial and Entertainment Mixed-Use Zone Regulations

In addition to the standards specified in Article 2 (General Development Standards), the following standards shall apply to the specific commercial and entertainment mixed-use zones

A. EMU Zone-Specific Regulations.

1. Commercial Recreation, Outdoor: Amusement Parks.

- a. **Parking.** Truck and Recreational Vehicle (RV) parking shall be provided. Overnight parking is not permitted.
- b. **Kennels and Animal Boarding.** Animal boarding is permitted on amusement park properties to serve visitors. General public animal boarding is not permitted.

2. Hobby Garage and Storage Facilities.

- a. **Caretaker Housing.** One caretaker housing unit is permitted for 24-hour surveillance of activities on the parcel
- b. **Interior Spaces.** The following are prohibited in individual active work and storage spaces:

- 1) Private restroom
 - 2) Kitchenette
 - 3) Sleep Quarters
- c. **Site Design.** All individual active work and storage space openings (i.e., roll-up doors, man doors) shall not be facing or visible from the street frontage.
- d. **Outdoor Storage.** The outdoor storage of vehicles or other personal items is not permitted
- e. **Performance Standards.** Uses shall be operated and maintained so as not be injurious to public health, safety, or welfare, and in a manner consistent with the following standards:
- 1) **Indoor Operation.** All activities other than incidental loading and unloading, pedestrian and vehicular circulation, vehicle washing at designated stations, and incidental handling of materials shall be conducted entirely within structures.
 - 2) **Noise Control.** The volume of sound generated by or resulting from any land use (except motor vehicle operations), measured during calm air conditions, shall not exceed 65 decibels at the property line of the noise source.
 - 3) **Ground Vibrations.** No approved use shall generate ground vibration perceptible, without instruments at any point along or outside of the property line of the site of the use, except for motor vehicle operations.
 - 4) **Air Emissions.** No approved use shall generate or cause any visible smoke, gasses, dust, steam, heat, or odor to be emitted into the atmosphere, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.
3. **Development Standards:**
- a. **Height.** The following uses are allowed a maximum allowable height of 225 feet:
- 1) Commercial Recreation, Indoor
 - 2) Commercial Recreation, Outdoor
 - 3) Hotel
 - 4) Hotel, Resort
- b. **Setbacks.**
- 1) A 50-foot setback is required where a side or rear lot line abuts a residential zone.
 - 2) A minimum 50-foot setback is required for Outdoor Amusement Parks fronting Athens Avenue, Industrial Avenue, and Placer Parkway.
 - 3) A minimum 25-foot setback is required for shopping centers, of any size, fronting Placer Parkway.
 - 4) Parking lots located along the frontage shall maintain a 30-foot landscaped setback and shall be screened from public view.

Chapter 1.02 – Research and Development Zones (BPL, IC)

Sections

- 1.02.01 – Purpose of Research and Development Zones
- 1.02.02 – Research and Development Zone Land Uses and Permit Requirements
- 1.02.03 – Research and Development Zone Development Standards
- 1.02.04 – Other Applicable Research and Development Zone Regulations

1.02.01 – Purpose of Research and Development Zones

The purpose of the individual research and development zones and the manner in which they are applied are as follows:

- A. BPL (Business Professional Zone).** The purpose of the BPL Zone is to provide for low impact land uses (i.e., research and development facilities, professional offices, and light manufacturing). Typical land uses include research and development; light industrial, fabrication; executive, administrative, and professional offices; and limited retail and service uses to accommodate the needs of the employee population in other zones. The BPL Zone has a maximum floor area ratio (FAR) of 0.50. This zone implements the Business Park (BP) land use designation.
- B. IC (Innovation Center Zone).** The intent of the IC Zone is to provide areas for a mix of industry clusters including information technology, life sciences, and knowledge-based, located within large scale campus-like settings. The IC Zone is designed to cater to start-up and incubator businesses that have the potential of fostering relationships with surrounding higher education facilities in the Sunset Area. This zone provides additional flexibility with the ability to allow flex-office spaces and integrated residential uses (i.e., live work units, lofts, co-housing). Typical land uses include research and development; light industrial, laboratories; professional offices; and limited retail and service uses. The IC Zone has a maximum floor area ratio (FAR) of 0.50. This zone implements the Innovation Center (IC) land use designation.

1.02.02 – Research and Development Zone Land Uses and Permit Requirements

- A. Table 1-3 Research and Development Zone Uses.** Table 1-3 indicates the uses allowed within each research and development zone and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-3 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.
- D. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.

- E. Zoning Clearance required.** Each land use specified in the following land use table as allowed with a “C” as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

Table 1-3 Research and Development Zone Allowed Uses and Permit Requirements		Research and Development Zone	
		Permit Requirements	
		A	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)
		C	Zoning Clearance (Section 17.06.050.B2)
		ARP	Administrative Review Permit (Section 17.06.050.B3)
		MUP	Minor Use Permit (Section 17.06.050.B4)
		CUP	Conditional Use Permit (Section 17.06.050.B5)
		-	Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	BPL	IC	Specific Use Regulations
Agricultural, Resource, and Open Space Uses (1)			
Existing Agricultural	A	A	See Section 17.56.020(B)
Accessory Structures			
Animal Keeping and Raising	*	*	See Section 17.56.050
Crop Production	A	A	
Grazing	A	A	
Greenhouses	A	A	
Plant Production Nurseries	A	A	Section 17.56.165
Commercial Uses			
Accessory Structures and Uses	A	A	See Section 17.56.020
Business Support Services	C	C	
Hotel, Motel (2)	MUP	CUP	
Mobile Food Vendors	C	C	
Offices	C	C	
Offices, Temporary	*	*	See Section 17.56.300(C)
Restaurants and Bars	C	C	See Section 17.56.190
Retail Stores, General Merchandise (3)	MUP	MUP	
Veterinary Clinic, Hospital (5)	ARP	MUP	
Industrial Uses			
Mail Order and Vending	C	C	
Printing and Publishing	C	C	
Recycling Collection Stations (4)	-		See Section 17.56.170
Research and Development Facilities	MUP	C	
Renewable Energy Facilities	MUP	C	See Section 1.05.02 for new definitions.
Industrial Subdivisions	CUP	CUP	
Electrical and Electronic Equipment Instruments	C	C	
Manufacturing and Assembly, Light	C	C	See Section 1.05.02 for new definitions.
Manufacturing and Assembly, Intermediate	MUP	ARP	See Section 1.05.02 for new definitions.
Manufacturing and Assembly, Heavy	-	MUP	See Section 1.05.02 for new definitions.
Residential Uses			
Caretaker Quarters	MUP	MUP	See Section 17.56.090
Home Occupations	C	C	See Section 17.56.120

Table 1-3 Research and Development Zone Allowed Uses and Permit Requirements		Research and Development Zone	
		Permit Requirements	
		A	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)
		C	Zoning Clearance (Section 17.06.050.B2)
		ARP	Administrative Review Permit (Section 17.06.050.B3)
		MUP	Minor Use Permit (Section 17.06.050.B4)
		CUP	Conditional Use Permit (Section 17.06.050.B5)
		-	Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	BPL	IC	Specific Use Regulations
Multifamily Dwellings, 20 or fewer units	-	MUP	
Multifamily Dwellings, 21 or more units	-	CUP	
Service Uses			
Business Support Services	C	C	
Medical Services - Clinics and Laboratories	C	C	
Medical Services, Hospitals and Extended Care (5)	-	CUP	
Motor Vehicles and Transportation Equipment	-	MUP	
Warehousing, wholesaling, and distribution	-	MUP	
Transportation and Communications			
Broadcasting Studios	C	MUP	See Section 17.56.060
Antenna, Communications Facilities	*	*	See Section 17.56.060

* Permit requirements set by Article 17.56 in the Placer County Zoning Ordinance

- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) Hotels and motels shall not exceed 100 rooms.
- (3) On-site retail sales shall be an accessory use to the primary business. Any retail area used for retail sales shall not exceed 20 percent of the developable area of the entire parcel.
- (4) Recycling Collection Stations shall be limited to one of the following facilities:
 - a. Reverse vending machines;
 - b. Small collection facilities that occupy an area of not more than 500 square feet with no mechanical processing.
- (5) Permitted only if part of an integrated Research and Development business.

1.02.03 – Research and Development Zone Development Standards

- A. Table 1-4 Research and Development Zone Development Standards.** The intent of Table 1-4 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the research and development zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signing, fences and obstructions, and performance standards, apply to research and development zones.
- B. Special Purpose (-SP) Parcels.** Parcels with the -SP Combining District are provided to identify specific areas where specific land uses have the potential for compatibility issues with surrounding parcels. Development within the -SP Combining District shall be in accordance with Section 17.52.130 (Special Purpose) of the Placer County Zoning Ordinance.

- C. Residential Density.** The minimum residential density in the Sunset Area shall be 10 DU/Ac and a maximum residential density shall not exceed 30 DU/Ac.
- D. Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in the research and development zones.
- E. Design Review.** In order to protect and enhance the aesthetic character of lands and structures within the Sunset Area, all parcels zoned for research and development shall undergo Design Review prior to obtaining a Building Permit in accordance with Section 17.52.070 (Design Review) in the Placer County Zoning Ordinance.
- F. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan " and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

Table 1-4
Research and Development Zone Development Standards

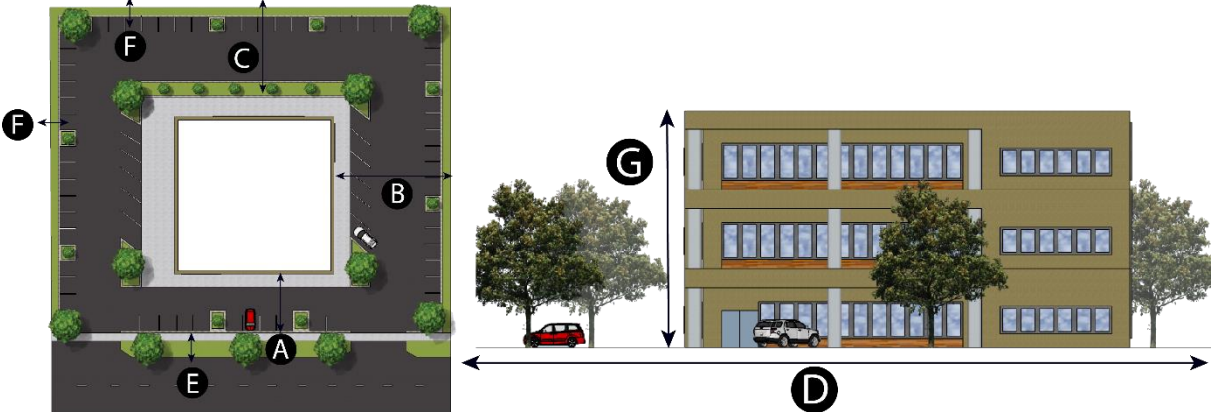
			
Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	BPL	IC	Additional Requirements
Parcel Area (minimum): Area required for each NEWLY CREATED parcel.			
Parcel Area (sq. ft.)	10,000	10 acres	See Section 17.54.040
Site Coverage (maximum)			
Site Coverage	60 percent	75 percent	See Section 1.02.04(A)
Setbacks (minimum): Property lines are measured in feet, with those lines adjacent to the street measured from back of curb.			
A Front (1)	25	25	
B Side (2)	20	15	
C Rear (3)	20	20	
D Width	100	50	
E Street Frontage Landscape Buffer	15	25	See Section 1.02.04(B)

Table 1-4
Research and Development Zone Development Standards

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	BPL	IC	Additional Requirements
F Side and Rear Landscape Setback	10	5	
Height (maximum): Height is measured in feet			
G Height	75	150	
Additional Regulations			
Off-Street Parking	See Chapter 2.01 (Parking Regulations) and Section 17.54.050, 60, 70, 75 of the Placer County Zoning Ordinance		
Signs	See Chapter 2.02 (Sign Regulations) and Sections 17.54.170, .180, .190, .200 of the Placer County Zoning Ordinance		See Sunset Area Plan Implementing Zoning Regulations and Placer County Design Guidelines
Landscaping and Fencing	See Sections 17.54.030 and 17.13.040		See Placer County Landscape Design Guidelines

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) The minimum side setback shall be 40 feet where a site is adjacent to residential or other land uses determined by the applicable review body to be incompatible with the proposed research and development project.
- (3) No rear setback is required where the parcel is adjacent to property either in the BPL or IC zone, or other commercial or industrial zone district. A minimum setback of 20 feet is required where the parcel is adjacent to any other zone district.

1.02.04 – Other Applicable Research and Development Zone Regulations

In addition to the standards specified in Article 2 (General Development Standards), the following standards shall apply to the specific research and development zones.

A. General Research and Development Regulations.

1. **Parcel Coverage and Open Space.** No more than 75 percent of the parcel shall be covered by structures or other impervious surfacing such as paving or meet the LID requirements, whichever is more restrictive. The remainder of the site shall be permanently maintained as naturally-vegetated open space, landscaped areas, drainage retention/detention facilities, and/or wetland or wildlife preserve areas.
2. **Performance Standards.** Land uses shall be operated and maintained so as not be injurious to public health, safety, or welfare, and in a manner consistent with the following standards:
 - a. **Indoor Operation.** All activities other than incidental loading and unloading, pedestrian and vehicular circulation, and incidental handling of materials shall be conducted entirely within structures.
 - b. **Noise Control.** The volume of sound generated by or resulting from any land use (except motor vehicle operations), measured during calm air conditions, shall not exceed 65 decibels at the property line of the noise source.
 - c. **Ground Vibrations.** No approved use shall generate ground vibration perceptible, without instruments at any point along or outside of the property line of the site of the use, except for motor vehicle operations.
 - d. **Air Emissions.** No approved use shall generate or cause any visible smoke, gasses, dust, steam, heat, or odor to be emitted into the atmosphere, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.

B. Specific Research and Development Regulations.

1. BPL Zone Specific Regulations.

- a. **Placer Parkway Landscape Setback.** Parking lots located along Placer Parkway shall maintain a 35-foot landscaped setback.
- b. **Placer Parkway Development Setback.** A minimum 25-foot setback is required for any development fronting Placer Parkway.

2. IC Zone Specific Regulations.

- a. **Placer Parkway Landscape Setback.** Placer Parkway Landscaped Setback. Parking lots located along Placer Parkway shall maintain a 30-foot landscaped setback.
- b. **Placer Parkway Development Setback.** A minimum 25-foot setback is required for any development fronting Placer Parkway

Chapter 1.03 – Industrial Zones (ECO, LI, IMU)

Sections

- 1.03.01 – Purpose of Industrial Zones
- 1.03.02 – Industrial Zone Land Uses and Permit Requirements
- 1.03.03 – Industrial Zone Development Standards
- 1.03.04 – Other Applicable Industrial Zone Regulations

1.03.01 – Purpose of Industrial Zones

The purpose of the individual industrial zones and the manner in which they are applied are as follows:

- A. ECO (Eco-Industrial Zone).** The intent of the ECO Zone is to provide areas for industrial uses that emphasize ecology, waste reuse and sustainable salvaging, and remanufacturing. This zone directly serves and is compatible with the ongoing operation of the landfill. The uses in this zone intend to allow for manufacturing and remanufacturing, recycling of construction and demolition debris, plastics processing, paper conversion, glass processing, and similar industrial uses. The ECO Zone has a maximum floor area ratio (FAR) of 0.75. This zone implements the EI land use designation.
- B. LI (Light Industrial Zone).** The intent of the LI Zone is to provide areas for warehousing, distribution, assembling, manufacturing, wholesaling, research and development facilities, commercial offices and limited accessory retail sales. Uses within this zone typically involve assembly of previously manufactured materials and have low nuisance characteristics (i.e., noise, heat, glare, odor and vibration) and are compatible with each other and surrounding uses. Typical uses in this zone include distribution centers, warehousing, machine shops, and sign manufacturing. The LI Zone has a maximum floor area ratio (FAR) of 0.5. This zone implements the LI land use designation.
- C. IMU (Industrial Mixed-Use Zone).** The intent of the IMU Zone is to provide for light industrial, distribution, and storage uses with integrated residential and commercial recreation. The IMU zone is designed to be a hybrid of light industrial operations inter-mixed with live-work residential units, breweries, tasting rooms, commercial recreation, and accessory retail uses. The mix of uses create an eclectic enclave where small business owners have the ability to manufacture, distribute, sell, and live in the same space. The IMU Zone has a maximum floor area ratio (FAR) of 0.75 and a maximum residential density of 12 dwelling units per acre. This zone implements the LI land use designation.

1.03.02 – Industrial Zone Land Uses and Permit Requirements

- A. Table 1-5 Industrial Zone Uses.** Table 1-5 indicates the uses allowed in each industrial zone and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-5 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.

- D. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.
- E. Zoning Clearance required.** Each land use specified in the following land use table as allowed with a “C” as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

Table 1-5 Industrial Zone Allowed Uses and Permit Requirements		Industrial Zone Permit Requirements		
		A C ARP MUP CUP -	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1) Zoning Clearance (Section 17.06.050.B2) Administrative Review Permit (Section 17.06.050.B3) Minor Use Permit (Section 17.060.050.B4) Conditional Use Permit (Section 17.06.050.B5) Not allowed	
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	ECO	LI	IMU	Specific Use Regulations
Agricultural, Resource, and Open Space Uses (1)				
Existing Agricultural Accessory Structures	A	A	A	See Section 17.56.020(B)
Animal Keeping and Raising	*	*	*	See Section 17.56.050
Crop Production	A	A	A	
Grazing	A	A	A	
Greenhouses	A	A	A	
Plant Production Nurseries	A	A	A	See Section 17.56.165
Commercial Uses				
Accessory Structures and Uses	A	A	A	See Section 17.56.020
Banks and Financial Services	-	-	A	
Model Aircraft Facility	C	-	-	
Outdoor Commercial Recreation	-	-	MUP	See Section 1.05.02 for new definitions.
Hotel, Motel	-	-	CUP	
Storage, Mini Storage Facilities	-	-	MUP	See Section 17.56.260
Offices	C	C	C	
Offices, Temporary	*	*	*	See Section 17.56.300(C)
Personal Services	-	-	C	
Recreation and Fitness Centers (3)	-	-	MUP	See Section 1.05.02 for new definitions.
Restaurant, Fast Food	-	-	CUP	See Section 17.56.190
Restaurants and Bars		MUP	C	See Section 17.56.190
Retail Stores, General Merchandise (2)	-	MUP	ARP	
Business Support Services	-	C	C	
Wholesale and Retail Sales of Wine and Grape Products	-	-	ARP	
Wineries, Distilleries, Micro- Breweries, and Breweries	-	MUP	MUP	See Section 1.03.04(A) See Section 1.05.02 for new definitions. See Section 17.56.330

Table 1-5 Industrial Zone Allowed Uses and Permit Requirements		Industrial Zone Permit Requirements		
		A C ARP MUP CUP -		Allowed Use, Zoning Compliance Required (Section 17.06.050.B1) Zoning Clearance (Section 17.06.050.B2) Administrative Review Permit (Section 17.06.050.B3) Minor Use Permit (Section 17.06.050.B4) Conditional Use Permit (Section 17.06.050.B5) Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	ECO	LI	IMU	Specific Use Regulations
Industrial Uses				
Business Support Services	-	C	C	
Construction Contractors	-	C	-	
Electrical and Electronic Equipment, Instruments	-	C	MUP	
Electrical Generating Plants	MUP	-	-	
Industrial Subdivisions	C	C	C	
Motor Vehicle and Transportation Equipment	-	MUP	-	
Recycling Facilities	MUP	MUP	-	See Section 17.56.170
Renewable Energy Facilities, Accessory (6)	ARP	ARP	-	See Section 1.05.02 for new definitions.
Renewable Energy Facilities, Commercial (6)	CUP	-	-	See Section 1.05.02 for new definitions.
Manufacturing and Assembly, Light (5)	C	C	C	See Section 1.05.02 for new definitions.
Manufacturing and Assembly, Intermediate (5)	C	MUP	-	See Section 1.05.02 for new definitions.
Manufacturing and Assembly, Heavy (5)	MUP	CUP	-	See Section 1.05.02 for new definitions.
Truck Stops	-	CUP	-	
Vehicle Storage	C	MUP	-	
Vehicle, Repair and Maintenance	-	MUP	CUP	See Section 17.56.250(C)
Utility Yards	-	MUP	-	
Warehousing, Wholesale, and Distribution	-	C	-	See Section 17.56.260
Waste Disposal Sites	CUP	-	-	
Public and Semi-Public Uses				
Ambulance Services	-	MUP	-	See Section 1.05.02 for new definitions.
Places of Assembly	-	-	CUP	See Section 1.05.02 for new definitions.
Parks and Playgrounds	-	-	MUP	
Public Safety Facilities	-	C	-	
Public Utility Facilities	-	MUP	-	
Residential Uses				
Caretakers Quarters and Employee Housing	C	C	C	See Section 17.56.090
Emergency Shelter, 60 or fewer clients	-	MUP	MUP	See Section 17.56.295
Emergency Shelter, 61 or more clients	-	CUP	CUP	See Section 17.56.295
Multi-Family Dwellings (4)	-	-	MUP	

Table 1-5 Industrial Zone Allowed Uses and Permit Requirements		Industrial Zone		
		Permit Requirements		
		A		Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)
		C		Zoning Clearance (Section 17.06.050.B2)
		ARP		Administrative Review Permit (Section 17.06.050.B3)
		MUP		Minor Use Permit (Section 17.060.050.B4)
		CUP		Conditional Use Permit (Section 17.06.050.B5)
		-		Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	ECO	LI	IMU	Specific Use Regulations
Single-Room Occupancy Units (SRO) (4)	-	-	MUP	
Work/Live Units	-	CUP	MUP	See Section 1.05.02 for new definitions.
Service Uses				
Service Stations and Full- Service Car Wash Establishments	-	MUP	-	See Section 17.56.220
Supportive Housing	-	-	MUP	
Transitional Housing	-	-	MUP	
Temporary Uses				
Temporary Events/Uses	*	*	*	See Section 17.56.300
Transportation and Communications				
Helipad/Helipad	-	CUP	-	See Section 17.56.040
Pipelines, and transmission lines	A	A	A	
Antennae, Communication Facilities	*	*	*	See Section 17.56.060

* Permit requirements set by Article 17.56 in the Placer County Zoning Ordinance.

- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) On-site retail sales shall be an accessory use to the primary business. Any retail area used for retail sales shall not exceed 20 percent of the developable area of the entire parcel.
- (3) Recreation and Fitness Centers shall not exceed 10,000 square feet without the approval of a MUP.
- (4) Multi-family dwellings shall not be a standalone use. Multi-family housing development shall include a commercial, retail, or industrial component.
- (5) Any uses in LI or IMU that involves outdoor storage or manufacturing shall require the approval of a MUP regardless of use allowances.
- (6) Allows alternative vehicle fuel distribution.

1.03.03 – Industrial Zone Development Standards

- A. Table 1-6 Industrial Zone Development Standards.** The intent of Table 1-6 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the industrial zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to all industrial zones.
- B. Residential Density.** The minimum residential density in the Sunset Area shall be 10 DU/Ac and a maximum residential density shall not exceed 30 DU/Ac.
- C. Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in industrial zones.

- D. Design Review.** In order to protect and enhance the aesthetic character of lands and structures within the Sunset Area, all parcels zoned industrial shall undergo Design Review prior to obtaining a Building Permit in accordance with Section 17.52.070 (Design Review) in the Placer County Zoning Ordinance.
- E. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan " and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

Table 1-6
Industrial Zone Development Standards

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	ECO	LI	IMU	Additional Requirements
Parcel Area: Area required for each NEWLY CREATED parcel.				
Parcel Area (sq. ft.) (minimum)	One acre	10,000	5,000	See Section 17.54.040
Coverage (maximum)				
Coverage	60 percent	75 percent	85 percent	
Setbacks (minimum): Property lines are measured in feet, with those lines adjacent to the street measured from back of curb. (2)				
A Front (1)	30	30	15	
B Side	10	10	5	
C Rear	15	10	none	
D Width	50	none	60	
E Frontage Landscape Buffer	30	30	10	See Section 1.03.04(B)
F Side and Rear Landscape Buffer	10	10	10	
Industrial Buffer (4)	50	30	none	See Section 1.03.04(B)
Height (maximum): Height is measured in feet.				
G Height (3)	100	50	50	

Table 1-6
Industrial Zone Development Standards

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	ECO	LI	IMU	Additional Requirements
Additional Regulations				
Off-Street Parking	See Chapter 2.01 (Parking Regulations) Section 17.54.050, 60, 70, 75 of the Placer County Zoning Ordinance			See Section 1.03.04(B)
Signs	See Chapter 2.02 (Sign Regulations) Section 17.54.170, 180, 190, 200 of the Placer County Zoning Ordinance			See Placer County Design Guidelines
Landscaping and Fencing	See Section 17.54.030 See Section 17.13.040			See Placer County Landscape Design Guidelines

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) Additional requirements for setbacks from watercourse and certain roads, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side, and rear setbacks) and by Article 17.56 for certain specific land uses.
- (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approval-Relief of Standards).
- (4) If adjacent to a residential zone, the minimum setback shall be 20 feet and a six-foot-high solid masonry wall shall be constructed and maintained with shrubs and/or vines between the adjoining residentially developed property.

1.03.04 – Other Applicable Industrial Zone Regulations

In addition to the standards specified in Article 2 (General Development Standards), the following standards shall apply to the specific industrial zones.

- A. General Industrial Regulations.** An application and approval from the California Department of Alcoholic Beverage Control and the from the Community Development Resource Agency (CDRA) is required prior to the operation of an establishment selling or serving liquor for wineries, breweries, micro-breweries, and distilleries.

B. Specific Industrial Regulations.**1. ECO Zone.****a. ECO Zone Buffer Areas.****1) ECO Zone Buffer Areas.**

- i. **Buffer Areas Defined.** An Eco-Industrial buffer area is an area of plantings and walls that screen neighboring properties from the negative impacts created by eco-industrial land uses.
- ii. **When Required.** An Eco-Industrial buffer area is required for any development located adjacent to any land use which conflicts with a remanufacturing operation.
- iii. **Buffer Area Standards.**
 - (1) Eco-Industrial buffer areas shall be located along the outer perimeter of a property line abutting a land use which is customarily sensitive to the impacts associated with a remanufacturing operation.
 - (2) The minimum width of an eco-industrial buffer area shall be 50 feet.
 - (3) Eco-Industrial buffer areas shall be planted with a mix of deciduous and evergreen trees and shrubs of suitable type, size, and spacing to achieve screening year-round. The size of plants selected to meet these standards shall be large enough to ensure proper screening within five years.
 - (4) All plantings within an Eco-Industrial buffer area shall be maintained in a manner consistent with the Placer County Landscape Design Guidelines.
 - (5) Paved surfaces shall be prohibited within Eco-Industrial buffer areas. These buffer areas shall not be used for building areas; driveways, except for access ways; parking; trash enclosure, or any other activity associated with the primary use on the subject property.

2. LI Zone.**a. Development Standards.**

- 1) **Frontage Parking Lots.** Parking lots are prohibited along the frontage of Industrial Avenue, Placer Parkway, Campus Park Boulevard, and Sunset Boulevard, and shall be screened behind street fronting structures.
- 2) **Placer Parkway Landscape Setback.** A minimum 30-foot landscape setback is required for any development fronting Placer Parkway.

b. Buffer Areas Standards.

- 1) **Buffer Areas Defined.** A Light Industrial buffer area is an area of plantings and walls that shield neighboring properties from the negative impacts created by Light Industrial land uses.
- 2) **When Required.** A Light Industrial buffer area is required for any development located adjacent to an outdoor storage or manufacturing use which is customarily sensitive to the impacts associated with the operation.

3) Buffer Area Standards.

- i. Light Industrial buffer areas shall be located along the outer perimeter of a property line abutting a land use which is customarily sensitive to the impacts associated with a remanufacturing operation.
- ii. The minimum width of a Light Industrial buffer area shall be 30 feet.
- iii. Light Industrial buffer areas shall include a solid masonry or equivalent wall no less than six feet in height with maintained shrubs and/or vines between the parking area or adjoining developed property.

- 3. IMU Zone.** A minimum 30-foot landscape setback is required for any development, including parking lots, fronting Industrial Avenue and Sunset Boulevard.

Chapter 1.04 – Conservation and Open Space Zones (OS, F)

Sections

- 1.04.01 – Purpose of Conservation and Open Space Zones
- 1.04.02 – Conservation and Open Space Zone Land Uses and Permit Requirements
- 1.04.03 – Conservation and Open Space Zone Development Standards

1.04.01 – Purpose of Conservation and Open Space Zones

The purpose of the individual conservation and open space zones and the manner in which they are applied are as follows:

- A. OS (Open Space Zone).** The intent of the OS Zone is to preserve open space land as a vital resource to Placer County. This zone will protect valuable resource land, including resource mitigation reserves, from urban development and ensure continued availability for passive recreation, scenic and agricultural uses. The OS Zone has a maximum floor area ratio (FAR) of 0.05. This zone implements the P/MR land use designation.
- B. F-DR (Farm Development Reserve Zone).** The intent of the F-DR Zone is to provide existing farm and agricultural land for future urban development. Typical land uses include crop and orchard production, grazing and pastureland, public utility and safety facilities, and primary single-family dwellings in areas used for agriculture. The F-DR Zone has a maximum residential density of one dwelling unit per 80 acres. This zone implements the UR land use designation.

1.04.02 – Conservation and Open Space Land Uses and Permit Requirements

- A. Table 1-7 Conservation and Open Space Zones Uses.** Table 1-7 indicates the uses allowed in each conservation and open space zones and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-7 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.
- D. Zoning Clearance required.** Each land use specified in the following land use table as allowed with a “C” as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

Table 1-7 Conservation and Open Space Zone Allowed Uses and Permit Requirements		Conservation and Open Space Zone	
		Permit Requirements	
		A	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)
		C	Zoning Clearance (Section 17.06.050.B2)
		ARP	Administrative Review Permit (Section 17.06.050.B3)
		MUP	Minor Use Permit (Section 17.06.050.B4)
		CUP	Conditional Use Permit (Section 17.06.050.B5)
		-	Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	OS	F	Specific Use Regulations
Agricultural, Resource, and Open Space Uses			
Agricultural Accessory Structures	-	C	See Section 17.56.020(B)
Accessory Uses and Structures	-	C	See Section 17.56.020
Agricultural Processing	-	MUP	
Animal Keeping and Raising	*	*	See Section 17.56.050
Animal Sales Yards, Feed Lots, and Stockyards	-	CUP	
Chicken, Turkey, and Hog Ranches	-	CUP	
Crop Production	-	A	
Equestrian Facilities	-	A	See Section 17.56.050
Fisheries and Game Preserves	A		
Grazing	A	A	
Plant Nurseries, Retail	-	MUP	
Plant Production Nurseries			See Section 17.56.165
Water Extraction and Storage, Commercial	-	CUP	
Commercial Uses			
Roadside Stands for Agricultural Products	-	C	
Recreation, Education, and Public Assembly Uses			
Campgrounds	-	-	See Section 17.56.080
Parks, Playgrounds, Golf Courses	-	-	
Rural Recreation	-	MUP	
Shooting Ranges, commercial		MUP	
Temporary Uses Events	*	*	See Section 17.56.300
Residential Uses			
Caretakers Quarters and Employee Housing	-	C	See Section 17.56.090
Employee Housing (six or fewer employees)	-	C	See Section 17.56.090
Residential Accessory Uses	-	ARP	See Section 17.56.180
Residential Care Home (six or fewer residents)	-	C	
Residential Care Home (seven or more residents)	-	MUP	
Secondary Dwellings	-	C	See Section 17.56.200
Single-Family Dwelling	-	C	
Temporary Dwelling	-	C	See Section 17.56.280
Service Uses			
Child Day Care Homes, Small	-	C	

Table 1-7 Conservation and Open Space Zone Allowed Uses and Permit Requirements		Conservation and Open Space Zone Permit Requirements	
		A C ARP MUP CUP -	Allowed Use, Zoning Compliance Required (Section 17.06.050.B1) Zoning Clearance (Section 17.06.050.B2) Administrative Review Permit (Section 17.06.050.B3) Minor Use Permit (Section 17.060.050.B4) Conditional Use Permit (Section 17.06.050.B5) Not allowed
Land Use (See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).	OS	F	Specific Use Regulations
Child Day Care Homes, Large	-	ARP	
Kennels and Animal Boarding	-	MUP	
Offices, Temporary	-	MUP	See Section 17.56.300(C)
Public Safety Facilities	-	MUP	
Public Utility Facilities	-	MUP	
Storage, Accessory	-	A	See Section 17.56.250
Storage of Petroleum products for on-site use	-	C	
Transportation and Communications			
Pipelines, and Transmission Lines	A	A	
Antennas, Communication Facilities	*	*	See Section 17.56.060

* Permit requirements set by Article 17.56 in the Placer County Zoning Ordinance.

1.04.03 – Conservation and Open Space Zone Development Standards

- A. Table 1-8 Conservation and Open Space Zone Development Standards.** The intent of Table 1-8 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the Conservation and Open Space zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to all Conservation and Open Space zones.
- B. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.
- C. Special Purpose (-SP) Parcels.** Parcels with the -SP Combining District are provided to identify specific areas where specific land uses have the potential for compatibility issues with surrounding parcels. Development within the -SP Combining District shall be in accordance with Section 17.52.130 (Special Purpose) of the Placer County Zoning Ordinance.
- D. Density.** Maximum density standards shall be consistent with the General Plan, Area Plan or applicable Community Specific Plan.
- E. Design Review.** In order to protect and enhance the aesthetic character of lands and structures within the Sunset Area, all parcels zoned conservation or open space shall undergo Design Review prior to obtaining a Building Permit in accordance with Section 17.52.070 (Design Review) in the Placer County Zoning Ordinance.

- F. Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in the commercial and entertainment mixed-use zones.
- G. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan " and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-8
Conservation and Open Space Zone Development Standards**

Development Feature (minimum unless otherwise indicated by entitlement conditions of approval)	OS	F (6)	Additional Requirements
Parcel Area (minimum): Area required for each NEWLY CREATED parcel.			
Parcel Area (acres) (7)	80	80	See Section 17.54.040
Coverage (maximum)			
Coverage (5)	One percent	Five percent	
Setbacks (minimum): Property lines are measured in feet, with those lines adjacent to the street measured from back of curb. (2)			
Front (1)	50	50	
Side	30	30	
Rear (4)	30	30	
Width	200	200	
Depth	none	none	
Height (maximum): Height is measured in feet.			
Height (3)	25	36	
Additional Regulations			
Off-Street Parking	See Sections 17.54.050, .060, .070, and .075		
Signs	See Sections 17.54.170, .180, .190, and .200		See Placer County Design Guidelines
Landscaping and Fencing	See Section 17.54.030		See Placer County Landscape Design Guidelines

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) Additional requirements for setbacks from watercourse and certain roads, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side, and rear setbacks) and by Article 17.56 for certain specific land uses.
- (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approval-Relief of Standards).
- (4) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations.
- (5) The percentage of total site area that shall be covered by buildings or structures.

- (6) The maximum residential density for single-family dwellings in F zone shall be one unit per parcel of the minimum lot area required in Table 2-8, except where additional units are approved pursuant to Sections 17.56.230 (Single-Family Dwellings, density), or 17.56.200 (Secondary Dwellings). Height. Except as otherwise provided by Section 17.54.020 (Height limits and exceptions).
- (7) The minimum parcel size shall be consistent with the underlying General Plan designation of Agriculture/Timberland – 80 acres.

Chapter 1.05 – Definitions

Sections

- 1.05.01 – Existing Land Use Definitions
- 1.05.02 – New Land Use Definitions

1.05.01 – Existing Land Use Definitions

Existing Land Use Definitions. For land uses not defined in Section 1.05.02 (New Land Use Definitions) below, refer to Article 17.04 (Definitions) in the Placer County Zoning Ordinance.

1.05.02 – New Land Use Definitions

New Land Use Definitions. The following land use definitions apply specifically to the Sunset Area Plan. Allowable uses, permit requirements, and development standards for each of the uses located in Chapter 1.01 (Commercial and Entertainment Mixed-Use Zones), Chapter 1.02 (Research and Development Zones), Chapter 1.03 (Industrial Zones), and Chapter 1.04 (Conservation and Open Space Zones).

- A. Ambulance Services.** Public or private facilities that includes a motor vehicle that is used for the emergency transportation of persons suffering from illness, injury, or disability to an emergency medical facility.
- B. Commercial Recreation, Indoor.** Facilities for participant sports and similar types of recreation, including indoor sports complexes, bingo parlors, card rooms, billiard and pool halls, dance halls, clubs, ballrooms, bowling alleys, laser tag, indoor waterpark and/or aquatic park, and ice skating and roller rinks. This use may also include ancillary commercial facilities customarily associated with indoor commercial recreation uses, including but not limited to bars and restaurants, fast-food restaurants, and video game arcades.
- C. Commercial Recreation, Outdoor.** Facilities for various outdoor participants sports and types of recreation, including amusement, theme and kiddie parks; drive-in theaters; golf driving ranges independent from golf courses; miniature golf courses (golf courses are included under the definition of Parks and Playgrounds); skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g., ATV's and other non-highway motor vehicles, roller skates); tennis courts, swim and tennis clubs. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including but not limited to bars and restaurants, fast-food restaurants, video game arcades, etc.
- D. Cultural Centers and Facilities.** Facilities that provides access to cultural resources, including art, scientific and historical items, performances, or reference materials. Examples include: aquariums, arboretums, public art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums. This may also include limited accessory retail uses (i.e., gift/book shops and restaurants).
- E. Food Halls.** Indoor or outdoor public market that specializes in culinary eateries with a variety of food and/or beverage establishments in one facility. This use may also include commercial and public and quasi-public facilities customarily associated with the above use, including but not limited to plazas, parks, gift and boutique shops, etc.
- F. Hobby Garage and Storage Facilities.** Facilities that provide active work and storage spaces where individuals can work on hobbies, vehicles, and other projects. Examples of active uses and storage include: woodshops, photography studio, mechanic's bay, general mini-storage, and recreational

vehicle storage. This may also include, vehicle wash stations, communal recreation spaces that include meeting and conference spaces, restroom facilities, and indoor and outdoor seating areas (i.e., clubhouse).

- G. Hotel, Resort.** Facilities that include guest rooms or suites rented for overnight or other temporary lodging (less than 30 days). Resorts typically incorporate one or more buildings with guest rooms. Additional resort uses may include conference facilities, restaurants and bars, and boutique and gift shops, swimming pools, spa and massage services, tennis courts, and indoor athletic facilities.
- H. Manufacturing and Assembly, Light.** Manufacturing, assembly, packaging, processing, treatment, and distribution of products within a fully enclosed building that does not create impacts that affect surrounding properties such as noise, odors, and vibrations. Such uses may include but are not limited to:
1. Clothing and apparel products
 2. Furniture and related products
 3. Appliances and electronic equipment
 4. Pharmaceutical production
- I. Manufacturing and Assembly, Intermediate.** Manufacturing, assembly, packaging, processing, treatment, and distribution of products. Processing and storage of products may occur either indoors or outdoors, and shall not create impacts such as noise, odors, and vibrations that could affect surrounding properties. This land use excludes all activities under Recycling Facilities (Section 17.56.170). Uses may include but are not limited to:
1. Glass products
 2. Wood product manufacturing
 3. Paper Products
 4. Renewable energy systems
- J. Manufacturing and Assembly, Heavy.** Manufacturing, assembly, packaging, processing, compounding, and distribution of either high impact products (i.e., cement, asphalt, explosives, volatile chemicals) or onsite activities include high impact processes (i.e., metal fabrication, petroleum manufacturing). Manufacturing and Assembly, Heavy uses may include but are not limited to:
1. Bottling plant;
 2. Metal products and fabrication;
 3. Concrete, Cement, and Asphalt manufacturing;
 4. Lime and gypsum products manufacturing;
 5. Oil and gas production and storage; and
 6. Plastic and rubber production.
- K. Mobile Food Truck Plaza.** Property dedicated to the use of one or more mobile food trucks.
- L. Places of Assembly.** Facilities and appropriately related opportunities for public or private assembly and meetings. Examples of these uses include but are not limited to:
1. Banquet Halls;
 2. Private Clubs;
 3. Non-profit religious organizations (i.e., church, synagogue, mosque);
- M. Recreation and Fitness Centers.** Facilities that provides indoor recreation, exercise classes and courses, and health and lifestyle training for members who belong to the organization. Additional recreation and fitness centers uses may include indoor sauna, spa or hot tub facilities, tennis, handball, racquetball and basketball courts, locker rooms, offices, and classrooms.
- N. Remanufacturing.** Operations that produce consumer products with recycled content that can include, for example, facilities that manufacture cardboard boxes made from recycled paper or facilities that produce picnic tables made of recycle plastic pellets. Remanufacturing operations that produce

consumer products using recycled content are generally treated as and located among other manufacturing operation in the heavy commercial and industrial zones of a community.

- O. Renewable Energy Facilities, Accessory.** A facility, incidental or accessory to a primary use, that produces and/or processes renewable energy from a variety of sources for on-site use. A renewable energy facility does not include the manufacturing and assembly of renewable energy system products (see Manufacturing and Assembly, Intermediate). Uses may include but are not limited to:
 - 1. Small scale solar photovoltaic energy systems
 - 2. Small scale wind energy systems
 - 3. Low-temperature geothermal heating systems
- P. Renewable Energy Facilities, Commercial.** A power generating facility that produces and/or processes renewable energy for off-site use. A renewable energy facility does not include the manufacturing and assembly of renewable energy system products (see Manufacturing and Assembly, Intermediate). Uses may include but are not limited to:
 - 1. Solar photovoltaic energy systems
 - 2. Wind energy systems
 - 3. Geothermal heating systems
 - 4. Bioenergy
- Q. Research and Development Facilities.** Facilities that include scientific research for the design, development, engineering, and testing of high technology electronic, industrial, or scientific products in advance of full-scale manufacturing of final products. The only manufacturing uses permitted in this land use classification are the creation of prototype products, plans, or designs for the primary purpose of research, development, or evaluation, rather than sale.
- R. Vehicle Rental Facility.** Facilities that rent automobiles, motorcycles, recreational vehicles, trucks, and similar vehicles, and may include on-site storage. These facilities may include incidental maintenance, that does not require pneumatic lifts, only when conducted within a fully enclosed structure. Vehicle Rental Facility excludes accessory day rental services such as Zipcar.
- S. Wineries, Distilleries, Micro-Breweries, and Breweries.**
 - 1. **Wineries.** Use existing County definition for "Winery"
 - 2. **Distilleries.** Any establishment where distilled spirits are manufactured. A distillery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.
 - 3. **Micro-Breweries.** An establishment where no more than 15,000 barrels of ales, beers, hard ciders and/or similar beverages are manufactured on the premises. Breweries are classified as any use that manufactures barrels of malt beverages. A micro-brewery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.
 - 4. **Breweries.** An establishment where more than 15,000 barrels of ales, beers, hard ciders and/or similar are manufactured on the premises. Breweries are classified as any use that manufactures barrels of malt beverages. A brewery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.
- T. Work-Live Facilities.** Integrated workspaces with dwelling units, occupied and used by a single household, designed or structurally modified to accommodate both residential occupancy and light work activity and that includes: a complete kitchen space and sanitary facilities in compliance with the Building Code and the working space shall only be reserved for and regularly used by one or more occupants of the unit.

Article 2 – General Development Regulations

Implementing Zoning Regulations Public Review Draft

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Chapter 2.01 – Parking Regulations

Sections

- 2.01.01 – Purpose
- 2.01.02 – Applicability
- 2.01.03 – Parking Space Requirements by Land Use
- 2.01.04 – Parking for Electric and Alternative Fuel Vehicles
- 2.01.05 – Bicycle Parking Requirements

2.01.01 – Purpose

The purpose of this Chapter is to promote land use compatibility and traffic safety by providing sufficient off-street parking and maneuvering areas within the Sunset Area.

2.01.02 – Applicability

- A. Applicability.** Every allowable use or addition to any use shall, prior to building occupancy, provide off-street parking and traffic movement areas for the entire site shall comply with the standards in this Chapter.
- B. Type, Number, and Location of Parking Spaces Required.** All parking space types, number, and location shall comply with the requirements set forth in Section 3.01.03 of the Sunset Area Implementing Zoning Regulations and Section 17.54.050 (Off-Street Parking Standards) and Section 17.54.060 (Parking Space Requirements by Land Use) in the Placer County Zoning Ordinance.
- C. Design and Improvement of Parking.** Required parking spaces and areas shall be designed as set forth in Section 17.54.070 (Design and Improvement of Parking) of the Placer County Zoning Ordinance, the Placer County Design Guidelines Manual, and, where applicable, the West Placer Storm Water Quality Design Manual.
- D. Off-site Parking.** All required parking shall be located on the same parcel or development site as the uses served, except for parking located off-site in compliance with Section 17.54.075 (Off-site Parking) in the Placer County Zoning Ordinance.
- E. County Parking Provisions.** All other parking provisions not listed in Chapter 3.01 (Parking Regulations) are regulated by Section 17.54.050 (Off-street parking standards), Section 17.54.060 (Parking Space Requirements by Land Use), Section 17.54.070 (Design and Improvement of Parking), and Section 17.54.075 (Off-site Parking) of the Placer County Zoning Ordinance.

2.01.03 – Parking Space Requirements by Land Use

- A. Parking Space Requirements.** Table 2-1, Parking Space Requirements by Land Use Type, establishes the spaces and facilities required for off-street parking for specific land uses. These standards shall apply at the time a new structure is erected, when an existing structure is altered or enlarged, when a new land use is established, and/or when a use is intensified by the addition of floor space or seating capacity, unless otherwise specified in this Chapter.
- B. Uses not listed.** The number of parking spaces required for land uses not listed in Table 2-1 or in Article 17.54, Section 17.54.060 (Parking Space Requirements by Land Use) subsection B and that do not have parking requirements set by Article 17.56 (Specific Use Requirements), shall be the same as

is required for the use determined by the Director to be most similar; except that the Planning Commission or Zoning Administrator shall determine the number of spaces required for uses requiring the approval of a Conditional Use Permit, Minor Use Permit, or Administrative Review Permit (Chapter 17.06.050(B)(3)).

**Table 2-1
Parking Space Requirements**

Recreation, Education, and Public Assembly Land Uses	
Indoor Commercial Recreation	1 space per 300 sq. ft. of floor area, otherwise determined by MUP or CUP.
Recreation and Fitness Centers	1 space per two exercise machines, 1 space per game court, and 1 space per 50 sq. ft. of open space exercise area.
Shooting Ranges, Commercial	1 space per shooting station and 1 space per full time employee.
Industrial Land Uses	
(1) Manufacturing and Assembly, Light	1 space per 500 sq. ft. of floor area.
(1) Manufacturing and Assembly, Intermediate	1 space per 1,000 sq. ft. of floor area.
(1) Manufacturing and Assembly, Heavy	1 space per 1,500 sq. ft. of floor area.
Renewable Energy Facility	1 space per full time employee.
Residential Land Uses	
Single-Room Occupancy (SRO)	1 space per unit, 1 space for an on-site manager, and 1 space for each additional employee.
Retail Land Uses	
Cultural Centers and Facilities	See Section 17.56.340 of the Placer County Zoning Ordinance.
(1) Tasting Rooms (wineries, breweries, and distilleries)	1 space per 300 sq. ft. of office.
Wineries, Breweries, and Distilleries	See Section 17.56.330 of the Placer County Zoning Ordinance.
Service Land Uses	
Emergency Shelters	1 space for an on-site manager and 1 space for each additional employee.
Vehicle, Rental Facilities	1 space per 300 sq. ft. of office and 1 space for each shift employee.
Transient Lodging Land Uses	
Hotel, Resort	1 space per guestroom, 1 space per 300 sq. ft. of office, 1 space per 200 sq. ft. of conference center facilities, and 50% of the parking required by this Section 17.54.060 of the Placer County Zoning Ordinance for other uses associated with this business.

(1) Parking ratio is subject to change based on intensity of use upon determination by the Director.

(2) Tasting rooms shall provide a minimum of five parking spaces.

2.01.04 – Parking for Electric and Alternative Fuel Vehicles

- A. Electric and Alternative Fuel Vehicle Parking shall be provided in compliance with the requirements in Table 2-2 (Electric and Alternative Fuel Vehicle Parking Space Requirements) and with the standards specified in the California Building Code.
- B. Preferential parking for alternative fuel vehicles is encouraged. Preferential parking spaces shall be located as close as possible to the primary entrance without conflicting with parking provided to meet the Americans with Disability Act requirements or preferential parking provided for carpool/vanpools.
- C. For sites already containing parking spaces for vehicle recharging stations, those spaces may be dually designated as vehicle recharging stations only and as preferential parking for electric vehicles.
- D. Electric and alternative fuel vehicle parking areas shall be illuminated by exterior lighting for security reasons, so that users can easily operate the charging stations. Exterior lighting shall be focused downward and shielded to reduce glare on adjoining properties.
- E. All parking spaces for “low-emitting”, “fuel efficient”, and “carpool/vanpool” vehicles shall be clearly marked on the pavement as required by the California Building Code. Electric Vehicles (EV) recharging stations installed to charge electric vehicles parked within a property designated on-site space shall not block or impede pedestrian access or passage of a sidewalk.
- F. Additional questions concerning mandatory standards that have not been addressed in this Chapter for Electric Vehicle (EV) charging infrastructure for parking spaces in multi-family and non-residential developments should be referred to the Placer County Building Official.

Table 2-2
Electric and Alternative Fuel Vehicle Parking Space Requirements

Number of Off-Street Vehicle Spaces Provided	Minimum Number of Electric and Alternative Fuel Vehicle Parking Spaces Required
1-10	None Required.
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
Over 200	At least eight percent of the total number of vehicle spaces.

2.01.05 – Bicycle Parking Requirements

- A. **Applicability.** Short-term and/or long-term bicycle parking shall be provided for any new use, major alteration, or enlargement of a commercial structure or multi-family dwelling. Bicycle parking areas and racks shall not block pedestrian traffic on sidewalks.
- B. **Short-Term Bicycle Parking.** Each newly permitted, rehabilitated, or remodeled business establishment for shoppers and employees who generally stay for a short time shall comply with the following provisions:
 - 1. Provide permanently anchored bicycle racks within 200 feet of the entrance to the structure readily visible to passers-by.

2. The number of required bicycle racks shall be one bicycle space for every 20 vehicle parking spaces, with a minimum of one two-bike capacity rack provided for any new project or an addition or alteration.
- C. Long-Term Bicycle Parking.** For new structures, additions, or alterations that add 10 percent or more tenants vehicular parking spaces, secure bicycle parking shall be provided for five percent of the tenant vehicular parking spaces being added, with a minimum of one space. Acceptable bicycle parking facilities shall be convenient from the street and shall meet the following:
1. Covered, lockable enclosures with permanently anchored racks for bicycles;
 2. Lockable, bicycle rooms with permanently anchored racks; or
 3. Lockable, permanently anchored bicycle lockers.

Chapter 2.02 – Sign Regulations

Sections

- 2.02.01 – Purpose
- 2.02.02 – Effect of Chapter
- 2.02.03 – Sign Permit Requirements
- 2.02.04 – Master Sign Program – When Required
- 2.02.05 – Master Sign Program
- 2.02.06 – Standards for Signs Requiring a Sign Permit
- 2.02.07 – Standards for Specific Sign Types
- 2.02.08 – Electronic Digital Display Message Sign
- 2.02.09 – Sign Construction and Maintenance

2.02.01 – Purpose

The purpose of this Chapter is to promote the health, safety, and welfare of County residents and further to:

- A. Promote traffic safety and reduce visual obstructions and distractions.
- B. Protect highways and travel corridors from visual clutter.
- C. Enhance the appearance of the Sunset Area by regulating the design, character, type, location, materials, color, and illumination of signs.
- D. Protect property values in residential, commercial, mixed-use, and industrial areas.
- E. Promote sign compatibility with surrounding structures and land uses in terms of height and bulk without dominating or obstructing architectural features.

2.02.02 – Effect of Chapter

- A. **Applicability.** Any sign in the Sunset Area posted, erected, re-erected, constructed, enlarged, altered, repaired, moved, improved, converted, or equipped shall comply with the provisions of this Chapter.
- B. **Sign Message Neutrality.** It is the County's policy and intent to regulate all signs in a viewpoint-neutral and content-neutral manner. The message of the sign shall not be reviewed, except to determine the type category of the sign.
- C. **Substitution of Messages.** Signs authorized by this Chapter are permitted to display noncommercial messages in lieu of any other commercial or noncommercial messages. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent an inadvertent favoring of commercial speech over noncommercial speech or favoring of any noncommercial message over any other noncommercial message.
- D. **Nonconforming Signs.** Standards and provisions pertaining to nonconforming signs are determined by Section 17.54.200 (Nonconforming Signs) of the Placer County Zoning Ordinance.
- E. **On-Premise Signs.** Signs located on the same site as the business, activity, service or persons they advertise shall be subject to the requirements set forth in Section 17.54.180 (On-premise Signs) of the Placer County Zoning Ordinance, except as otherwise provided by Chapter 2.02 (Sign Regulations) in

the Sunset Area Implementing Zoning Regulations. All signs are subject to the sign permit requirements and other applicable provisions of in Section 17.54.170 (Signs) of the Placer County Zoning Ordinance.

- F. Off-Premise Signs.** Signs not located on the same site as the business, activity, service or persons they advertise shall be subject to the requirements set forth in Section 17.54.190 (Off-premise Signs), except as otherwise provided by Chapter 2.02 (Sign Regulations) in the Sunset Area Implementing Zoning Regulations. Standards and provisions pertaining to off-premise signs are determined by Section 17.54.170 (Signs) of the Placer County Zoning Ordinance.

2.02.03 – Sign Permit Requirements

A sign permit shall be required for all on-premises signs per Section 2.02.06 (Standards for Signs Requiring a Sign Permit); and for all off-premises signs (except for real estate/subdivision advertising signs) (per Section 17.54.190 of the Placer County Zoning Ordinance). A Building Permit shall also be obtained for a sign if required by Chapter 15 in the Placer County Code (Building and Development).

2.02.04 – Master Sign Program – When Required

A Master Sign Program is required for all new commercial, industrial, and mixed-use development with five or more tenants and voluntary for all new commercial, industrial, and mixed-use development with less than four tenants. If a Master Sign Program is required for a project, then no sign permit shall be approved for any sign until a Master Sign Program has been approved by the Planning Director or Planning Commission per the requirements of this Chapter.

2.02.05 – Master Sign Program

A Master Sign Program application shall take the form of a Sign Permit Application and filing fee and shall be submitted to the Planning Services Division in compliance with all of the provisions of this Section.

- A. Application Contents.** For any parcel on which one or more signs are proposed that require a Sign Permit, the applicant shall submit a Master Sign Program containing all the following:
1. An accurate scaled plot plan of the subject property;
 2. Location of structures, parking lots, driveways, curb cuts, and landscaped areas on the subject parcel, names of adjacent streets, and other applicable uses;
 3. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the parcel included in the proposed plan under this Section;
 4. Drawing(s) depicting the lettering or graphic style, lighting associated with, materials, and sign proportions (scaled) of each proposed sign; and
 5. An accurate indication on the plot plan of each present and proposed future sign of any type, as well as scaled elevations depicting the size, height, and location of each present and proposed future sign.
- B. Limit on the number of freestanding signs.** The Master Sign Program shall limit the number of freestanding signs to a total of one for each street on which the parcels included in the plan have frontage and shall provide for shared or common usage of the freestanding signs.
- C. Other provisions of Master Sign Program.** The Master Sign Program may contain other restrictions as the applicant may reasonably determine or that the Planning Director may reasonably require.

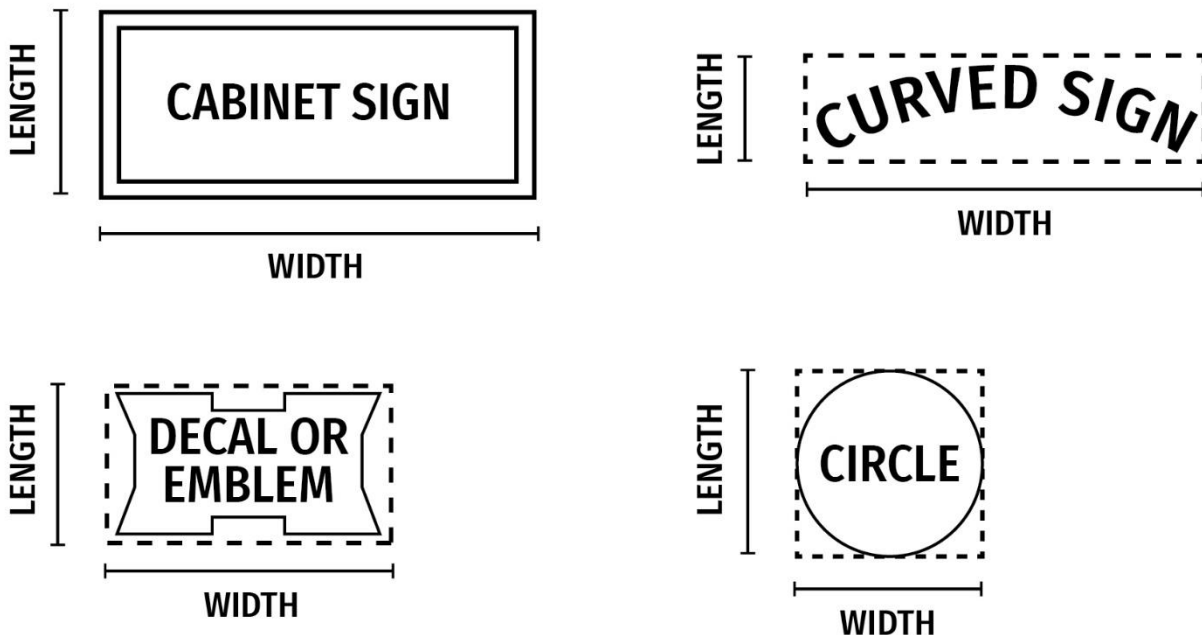
- D. Consent.** The Master Sign Program application shall be signed by all owners of the property subject to the program, or their authorized agents, in a form the Planning Director shall require.
- E. Procedures.** A Master Sign Program shall be included in any development plan, or other official plan required by the County for the proposed development or Conditional Use Permit, and can be processed simultaneously with other plans or permit applications.
- F. Amendment.** A Master Sign Program may be amended by filing a new Sign Permit that conforms to all requirements in effect at the time.
- G. Nonconforming existing signs.** If a new or amended Master Sign Program is filed for a parcel(s) on which existing signs are located, then those existing non-conforming signs shall come into compliance when any modification or replacement of the existing non-conforming sign is applied for.
- H. Binding effect.** After approval of a Master Sign Program, no sign shall be erected, placed, painted, or maintained, except in conformance with the plan, and the plan may be enforced the same way as any provision of this Chapter. In the event of a conflict between the provisions of the plan and any other provision of this Chapter, the provisions of this Chapter shall control.
- I. Time for Review.**
 - 1. Planning Director approval.** For signs subject to review by the Planning Director or his/her designee, the Planning Director shall review the application within the timeframes of the Permit Streamlining Act (PSA). The Director may impose only those conditions that will ensure compliance with the provisions of this Chapter. See Section 17.58.050 (Initial Review of Applications) of the Placer County Zoning Ordinance for additional approval information.
 - 2. Other discretionary approval.** For any sign approval application submitted in conjunction with another discretionary application, the time period for action for the Master Sign Program application shall be the same as that associated with the other discretionary application.
- J. Appeals.** A decision by the Planning Director may be appealed in compliance with the applicable provisions of Section 17.60.110 (Appeals) of the Placer County Zoning Ordinance.

2.02.06 – Standards for Signs Requiring a Sign Permit

- A. Allowable Freestanding Sign Square Footage.** Maximum aggregate allowed sign area is one square foot of sign area for every two feet of continuous linear street frontage of the site, with a maximum of 100 square feet for each permitted freestanding sign.
- B. Allowable Wall Sign Square Footage.** Maximum aggregate allowed sign area for all wall signs shall not exceed one square foot for each linear foot of the width of the building frontage on which the sign is installed, up to a maximum area of 100 square feet, except that an additional 0.5 square feet of sign area may be permitted for each linear foot of building frontage over 100 feet. In buildings with multiple tenants (store front), each tenant space shall be considered a building frontage.
- C. Secondary Frontages.** Secondary frontage wall signs are permitted with the approval of an Administrative Approval Permit (See Chapter 17.60.105: Administrative Approvals-Relief from Standards). Secondary frontage signs are only permitted for properties facing Athens Avenue, Foothills Boulevard, Placer Parkway, Industrial Avenue, or Highway 65. Approved secondary frontage signs shall reduce the sign area by 25 percent, compared to the primary frontage sign.
- D. Freestanding Sign Height.** Freestanding signs shall not exceed 25 feet or the height of the tallest building on the site (35-foot maximum in Entertainment Mixed-Use Attraction and Shopping Districts), whichever is lower, except where this section sets a different height limit for a special-purpose sign, and except where the Placer County Design Guidelines manual or any applicable community plan establishes a reduced height limit. For signs exceeding the maximum height limits, an Administrative Approval is required (See Chapter 17.60.105: Administrative Approvals-Relief from Standards).

- E. Sign Measurement.** The area of a sign shall be measured as the area in square feet of the smallest rectangle within a single sign can be enclosed, or the two smallest rectangles where the sign copy is on two lines or is comprised of a logo and letters (See Figure 2-1: Sign Area Measurement).

**Figure 2-1
Sign Area Measurement**



2.02.07 – Standards for Specific Sign Types

A. Awning and Canopy Signs. See Figure 2-2 Awning Sign and Figure 2-3 Canopy Sign.

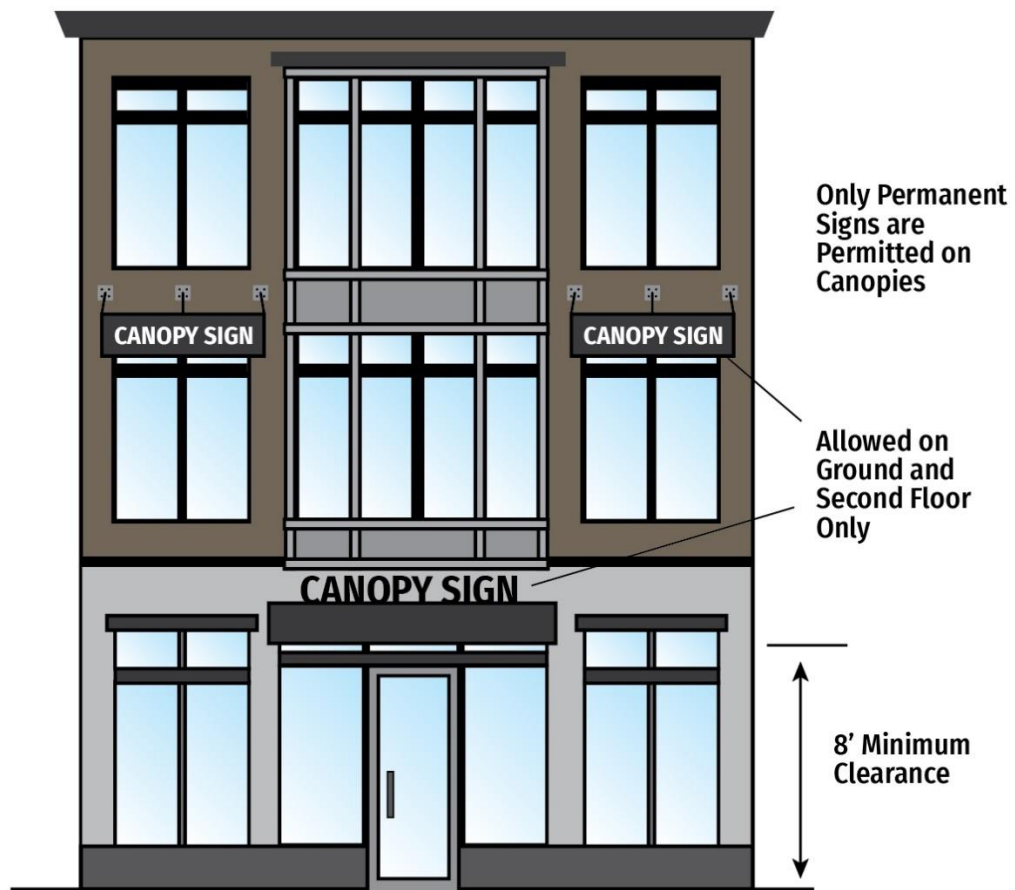
1. Lettering, logos, symbols, and graphics are allowed on up to 50 percent of the area of a shed (slope) and valance portions of the awning. Signs shall be applied flat against the awning surface. In the case of a barrel-shaped (curved) awning, signs shall not cover more than 60 percent of the bottom 12 inches of the awning.
2. Only permanent signs that are an integral part of the awning are allowed. Temporary signs shall not be placed on awnings.
3. Awning signs are allowed for first and second story commercial occupancies only.
4. Awnings shall conform to the size and shape of the window or door they are located above. Overly large awnings and awnings with unusual shapes designed for providing additional sign area are not allowed. The uppermost part of an awning shall not be located more than four feet above a window or door.
5. A minimum of eight feet of clearance shall be provided between the lowest part of an awning and the grade below.
6. External illumination with a hooded floodlight is permitted.

7. Awnings shall not be lighted from under the awning (back-lit awning) so that the awning appears internally illuminated.

**Figure 2-2
Awning Sign**



**Figure 2-3
Canopy Sign**



B. Directional and Directory Signs.**1. Directional Signs.** See Figure 2-4: Directional Sign.

- a. Directional signs shall not be counted toward the allowable square footage for freestanding and wall signs, except if the directional sign uses a business logo, then that portion of the sign containing the logo will be counted toward the overall allowable sign area.
- b. Parcels under one acre are allowed to have a maximum of four directional signs. Parcels over one acre are allowed up to eight directional signs.
- c. If the directional sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
- d. Each directional sign shall not exceed six square feet of sign area.
- e. Illumination is prohibited.

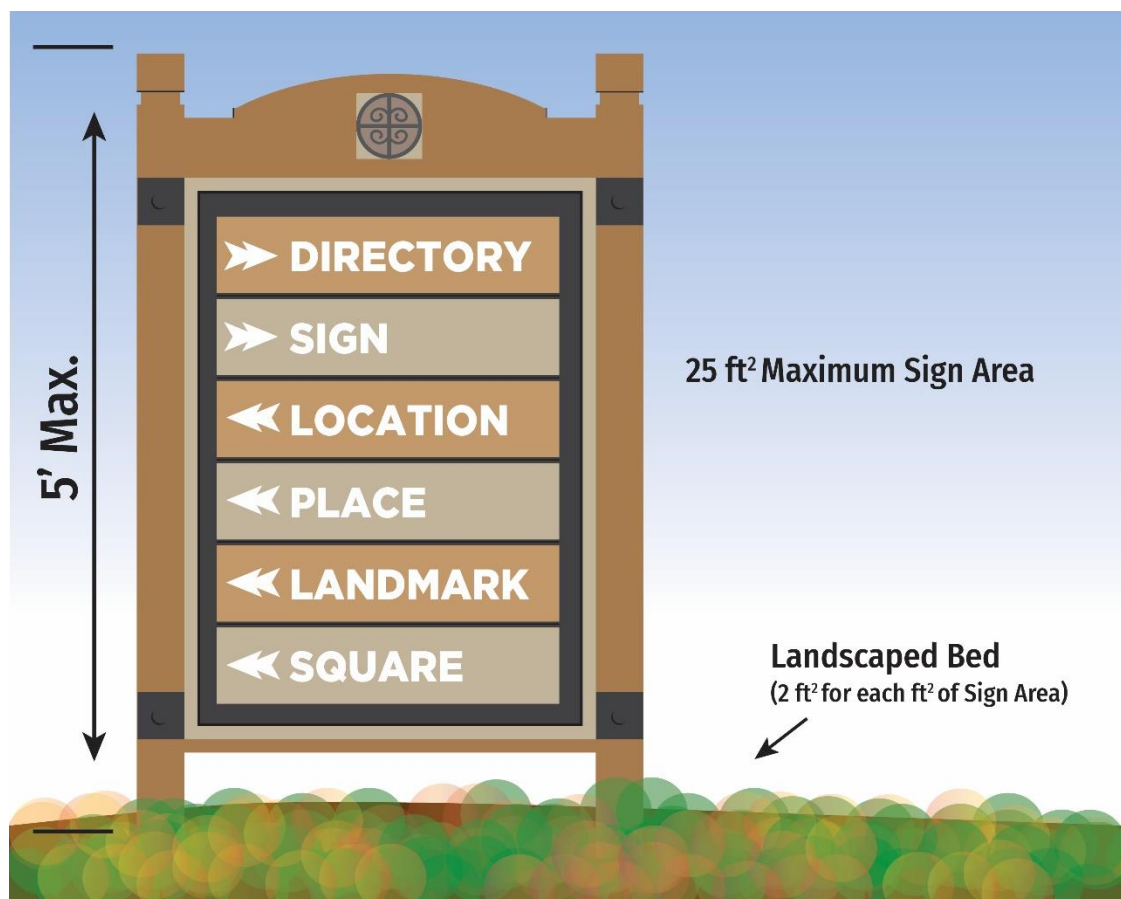
**Figure 2-4
Directional Sign**



2. Directory Signs. See Figure 2-5: Directory Sign.

- a. Directory signs shall not be counted toward the allowable square footage for freestanding and wall signs, except if the directory sign uses a business logo, then that portion of the sign containing the logo will be counted toward the overall allowable sign area.
- b. Parcels are allowed to have a maximum of two directory signs.
- c. Directory signs shall not exceed 25 square feet of sign area.
- d. Directory signs shall not exceed five feet in height.
- e. If the directory sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
- f. Directory signs shall be placed in a landscaped bed and shall have two square feet of landscaping for every square foot of sign area around the base of the sign.
- g. External and internal illumination is permitted. External illumination by downward lighting is prohibited.

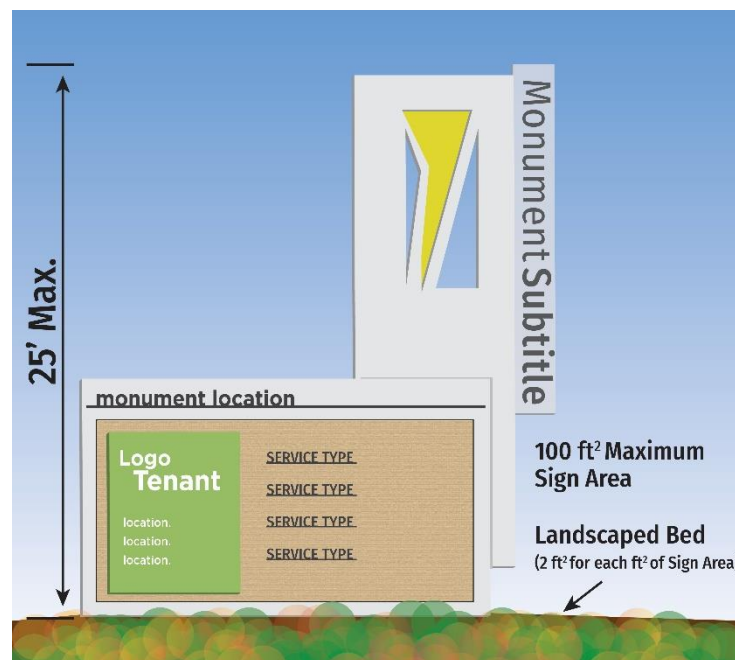
Figure 2-5
Directory Sign



C. Freestanding Monument Signs. See Figure 2-6: Freestanding Monument Sign.

1. The maximum freestanding monument sign area shall be in compliance with Section 3.02.06(A).
2. One freestanding monument sign is allowed for parcels with less than 600 linear feet of continuous street frontage; two per site for parcels with 600 linear feet or more of continuous street frontage and with at least two vehicle entrances to the site. Corner lots with less than two acres may have one freestanding monument sign per street frontage where the sign is not more than one-half of the maximum allowed by Section 2.02.06(A).
3. Freestanding monument signs shall not exceed the height specified in Section 2.02.06(D).
4. The maximum height of the freestanding monument sign if located within a setback area, shall not exceed a maximum height of eight feet.
5. If the freestanding monument sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
6. To ensure the readability, the minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy.
7. Freestanding monument signs shall not be placed within 200 feet of another freestanding monument sign.
8. External illumination with a hooded floodlight is permitted.
9. Internal illumination using backlit lighting or halo lighting is permitted. Sign copy panels shall be opaque, so only the name and logo of the business or use is illuminated during the nighttime hours.
10. Freestanding monument signs shall be located in landscaped areas and shall have two square feet of landscaping for every square foot of sign area at the base of the sign.

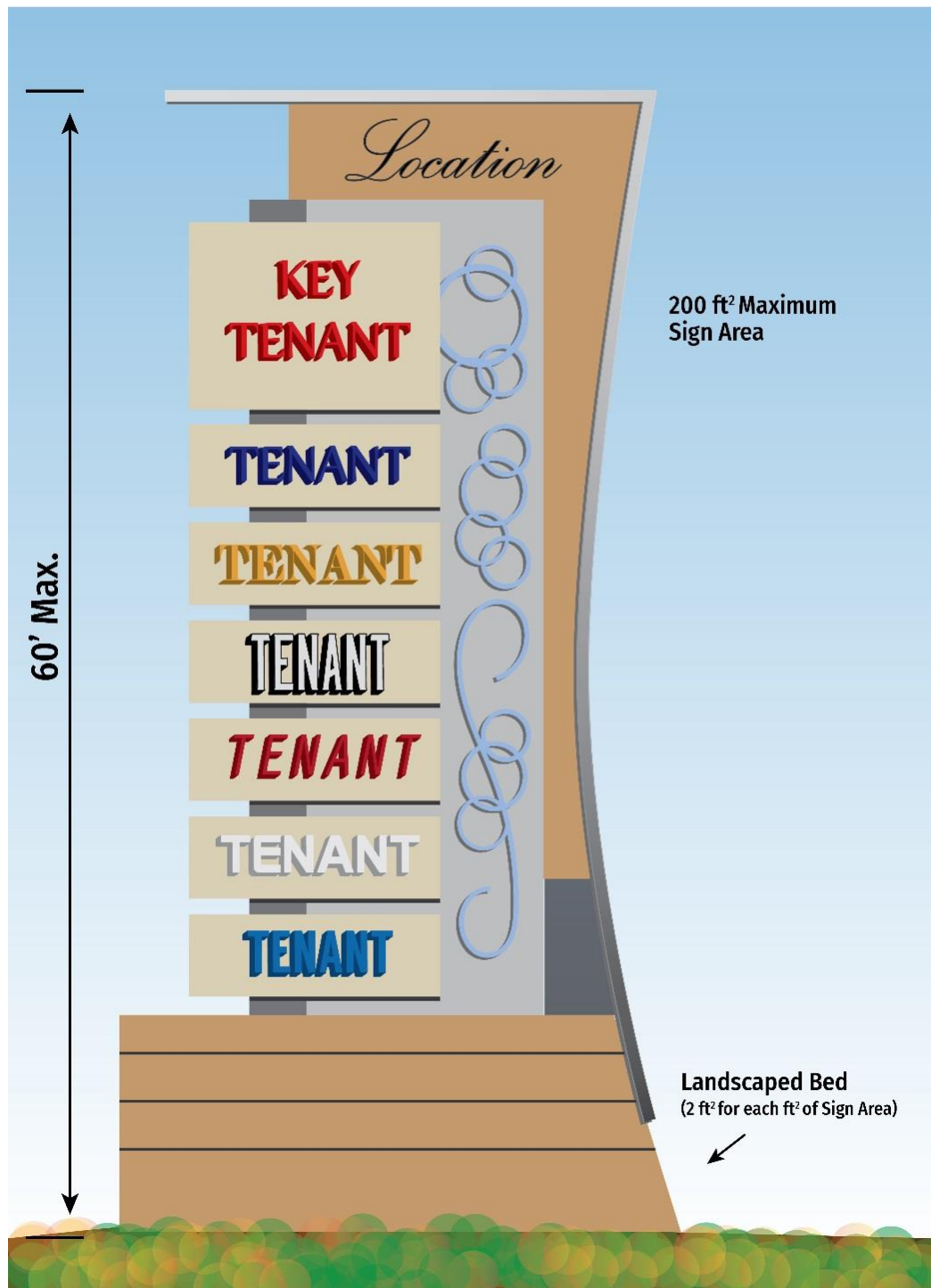
**Figure 2-6
Freestanding Monument Sign**



D. Freeway-Oriented Signs. See Figure 2-7: Freeway-Oriented Sign.

1. Freeway-oriented signs shall only be permitted as part of an approved Master Sign Program, intended to advertise a multi-tenant development.
2. Freeway-oriented sign area is allocated based on the allowable sign area for each individual tenant in the development.
3. Freeway-oriented signs shall be located on the same parcel on which the structure or use is being advertised.
4. Freeway-oriented signs shall not exceed 60 feet in height.
5. Freeway-oriented signs shall be located on parcels no more than 300 feet from a freeway.
6. Freeway oriented signs shall not be placed within 750 feet of another freeway-oriented sign.
7. Freeway-oriented signs shall be mounted on two steel pylons, and the sign area shall not exceed 200 square feet.
8. Freeway-oriented signs are allowed subject to the approval of a Minor Use Permit.
9. External illumination of freeway-oriented signs is prohibited.
10. Sign copy panels shall be opaque, so only the name and logo of the business or use is illuminated during the nighttime hours.

Figure 2-7
Freeway Oriented Sign



E. Painted Signs. See Figure 2-8: Painted Sign.

1. One painted sign is allowed for each tenant space or principal use on the main structure. Painted signs are permitted with the approval of an Administrative Review Permit on secondary frontages facing Athens Avenue, Foothills Boulevard, Placer Parkway, Industrial Avenue, or Highway 65. Approved secondary frontage signs shall reduce the sign area by have a 25 percent compared to the primary frontage sign.
2. Painted signs are considered wall signs and shall comply with the maximum allowable sign area in Section 2.02.06(B).
3. Painted signs shall be centered on the structure unless otherwise determined by the Planning Director due to existing architectural features of the structure.
4. To ensure the readability, the minimum letter size allowed shall be six inches.
5. External illumination of painted signs with a hooded floodlight is permitted.

**Figure 3-8
Painted Sign**



F. Wall Signs. See Figure 2-9: Wall Sign.

1. One wall sign is allowed for each tenant space or principal use on the main structure. Wall signs are permitted with the approval of an Administrative Review Permit on secondary frontages facing Athens Avenue, Foothills Boulevard, Placer Parkway, Industrial Avenue, or Highway 65. Approved secondary frontage signs shall reduce the sign area by have a 25 percent compared to the primary frontage sign.
2. Allowable sign area is determined by Section 2.02.06(B).
3. Wall signs shall be attached flat against the structure and parallel to the face of the wall.
4. Wall signs shall be centered on the building unless otherwise determined by the Director due to existing architectural features of the structure.
5. Wall signs shall be designed using individualized channel lettering. Cabinet signs are prohibited (See Figure 2-10: Channel Letter Wall Sign).
6. To ensure the readability, the minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy.
7. Wall signs shall not project more than 18 inches from the wall and shall not project above the roof line or extend over a public sidewalk or right-of-way.
8. Internal, external (downward lighting), and “halo” (See Figure 2-11: Wall Sign Halo Illumination) style illumination is permitted.

Figure 2-9
Wall Sign

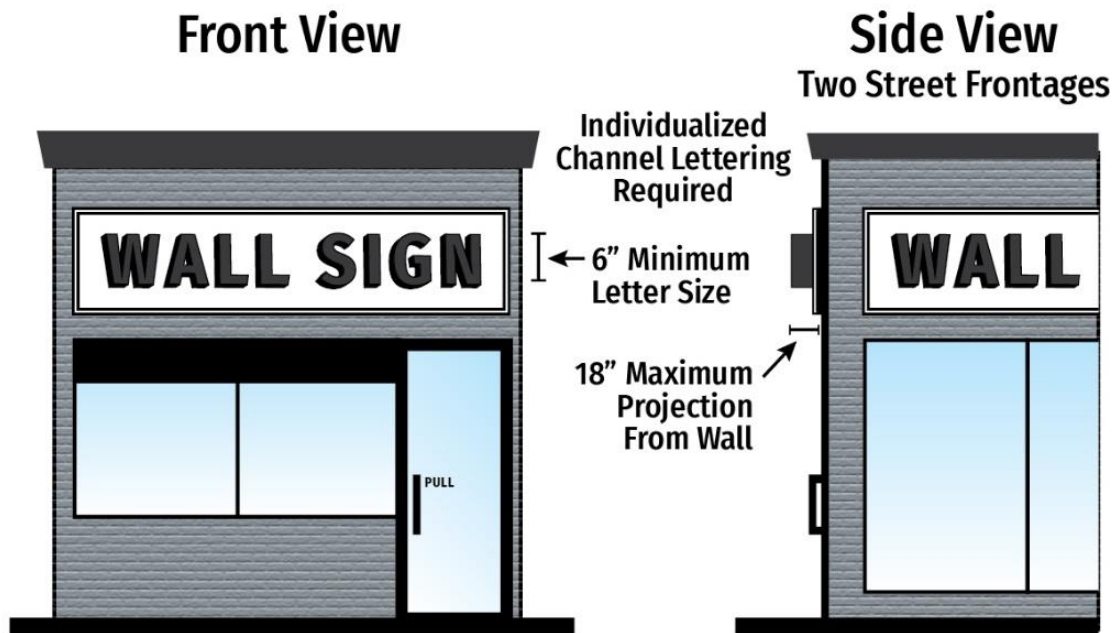


Figure 2-10
Channel Letter Wall Sign

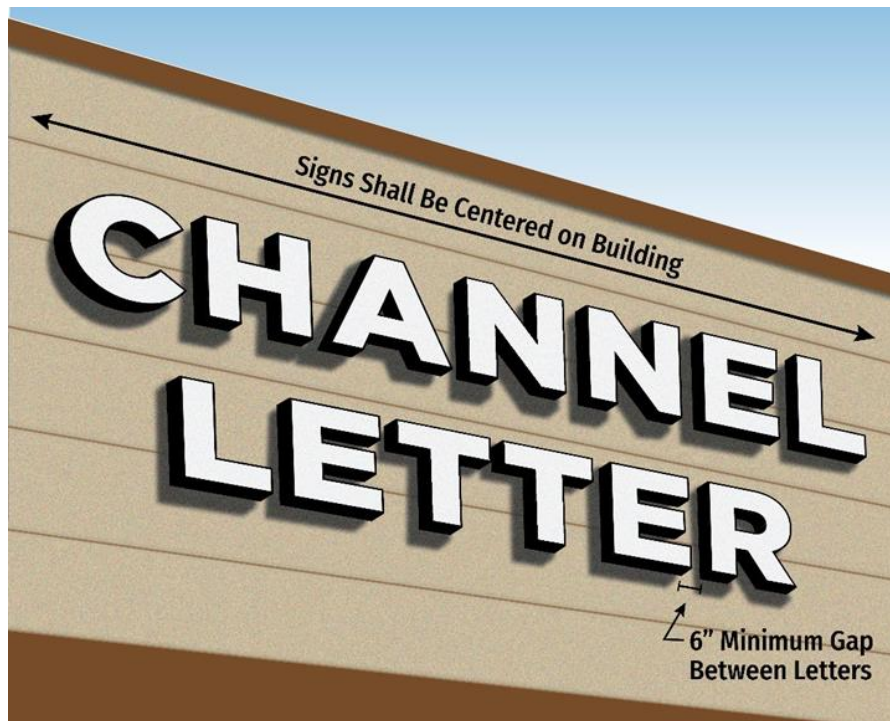


Figure 2-11
Wall Sign Halo Illumination



G. Luminous Tube Signs (neon). See Figure 2-12: Luminous Tube Signs.

1. Tubing shall not exceed one-half inch in diameter.
2. Luminous tube lighting adjacent to residential uses shall not exceed one-half foot-candle measured at the property line where the sign is located.
3. No electric or luminous signs containing red or green colors shall be erected within 150 feet of an intersection containing traffic signals.
4. Luminous tubes shall not be combined with any reflective materials (e.g., mirrors, polished metal, highly glazed tiles, or other similar materials).
5. Luminous tube lighting shall not be used to surround a window, door, building, or canopy.

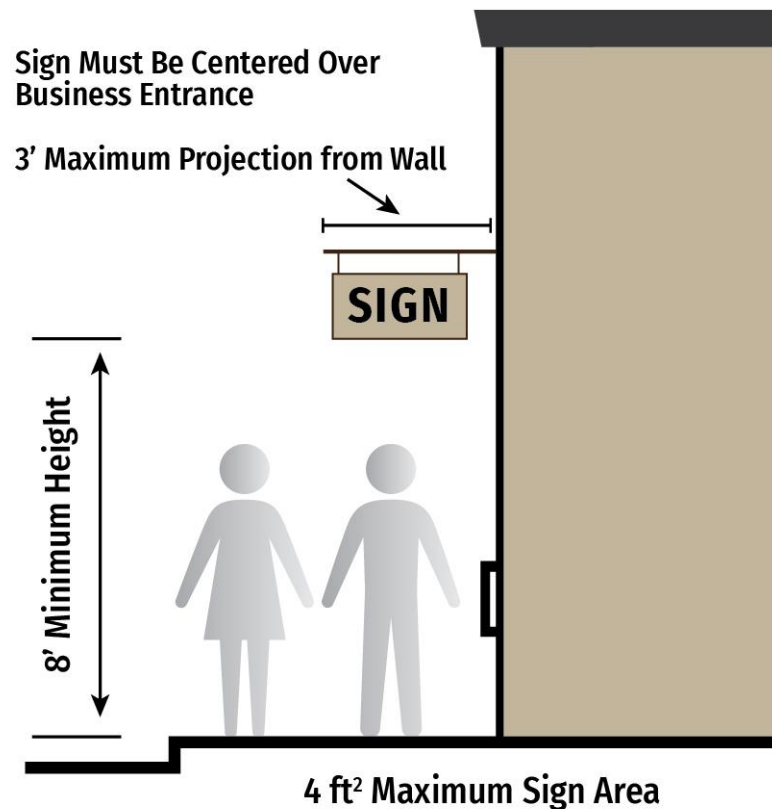
Figure 2-12
Luminous Tube Signs



H. Projecting Signs. See Figure 2-13: Projecting Signs.

1. Projecting signs shall not be counted toward the allowable sign square footage
2. A projecting sign shall not exceed the height of the structure to which it is attached.
3. No more than one projecting sign is permitted per business.
4. Projecting signs shall not project more than three feet from the supporting wall.
5. Projecting signs shall not exceed four square feet in area.
6. Projecting signs shall be centered above the front entrance to the business, unless otherwise determined by the Planning Director due to existing architectural features of the structure.
7. Projecting signs shall be no less than eight feet from grade or any underlying walkway or thoroughfare.
8. Projecting signs shall not be internally illuminated but may be floodlighted.

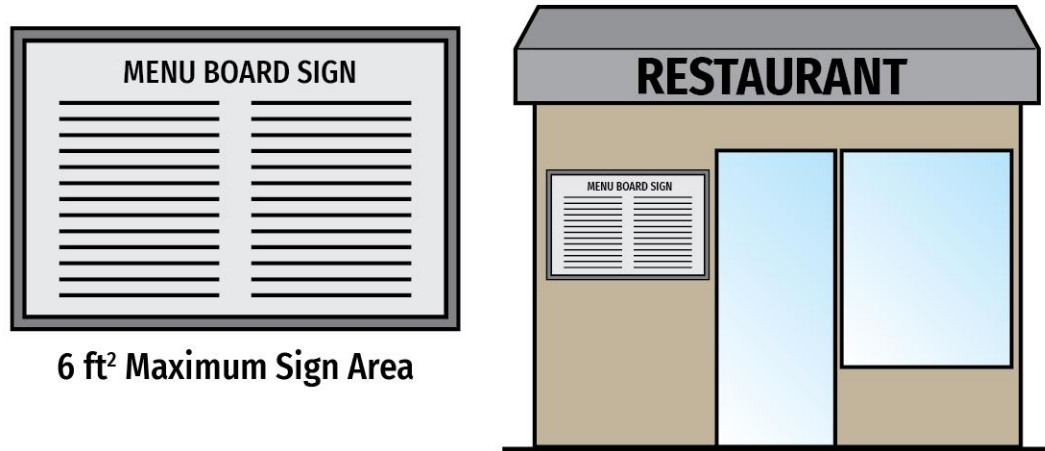
**Figure 2-13
Projecting Sign**



I. Price and Menu Boards.**1. Menu Board (excluding drive-thru menu boards).** See Figure 2-14: Menu Board Sign.

- a. Menu and price boards shall not be counted toward the allowable sign square footage
- b. Menu boards shall not exceed six square feet of sign area.
- c. Menu boards shall be located at the front entrance to a business and mounted flat against the wall.
- d. No more than one menu board is permitted per business.
- e. Internal or external illumination is permitted.

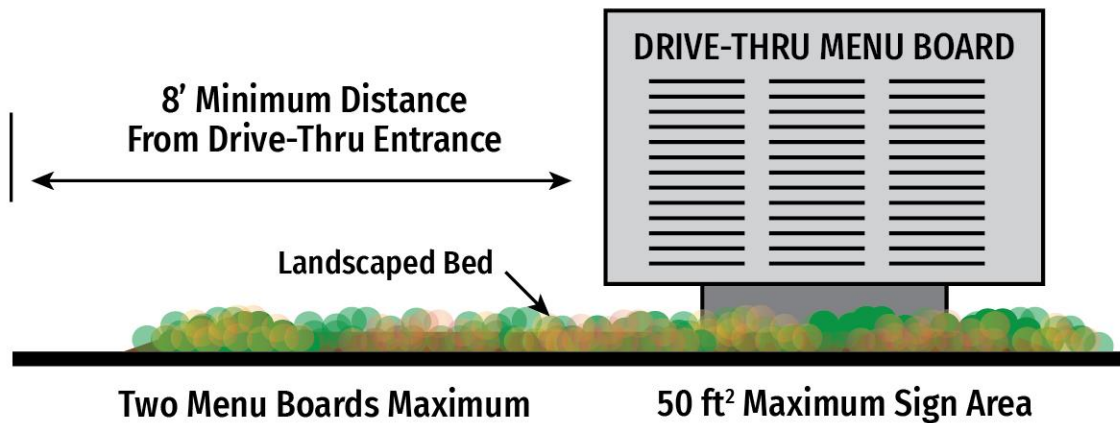
**Figure 2-14
Menu Board Sign**



2. Drive-thru Menu Board.

- a. Drive-thru menu and price boards shall not be counted toward the allowable sign square footage.
- b. Drive-thru menu boards shall not exceed 50 square feet of sign area.
- c. No more than two menu boards are permitted per business.
- d. Drive-thru menu boards shall be located along the drive-thru lane a minimum of eight feet from the entrance of the lane.
- e. External illumination is prohibited.
- f. Drive-thru menu boards shall be placed in landscaped bed and shall have two square feet of landscaping for every square foot of sign area around the base of the sign.

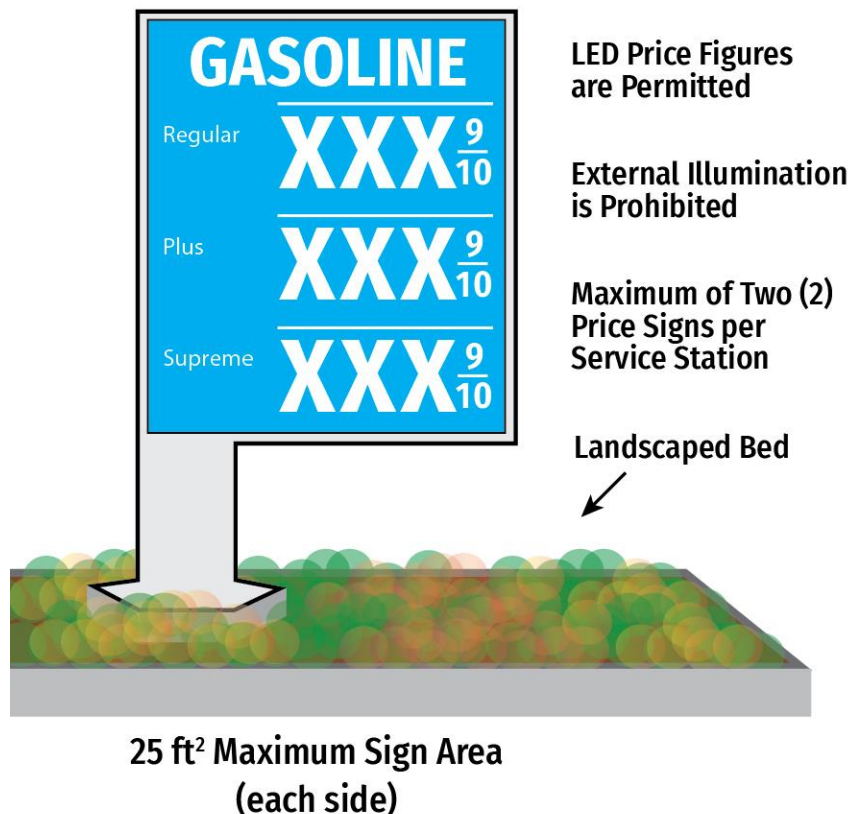
Figure 2-15
Drive-thru Menu Board Sign



3. Service Station Gas Price Sign.

- a. Service station gas price signs are not counted toward the allowable sign area and shall not exceed 25 square feet of sign area. The allowable sign area includes the business name and/or logo and prices.
- b. If the service station gas price sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
- c. No more than one service station gas price sign is permitted per service stations, except if the service station is located on a corner with a second entrance, then two price signs are allowed.
- d. External illumination is prohibited.
- e. Sign copy panels shall be opaque, so only the name and logo of the business or use is illuminated during the nighttime hours.
- f. LED prices figures are permitted.
- g. Gas price signs shall be placed in landscaped bed and shall have two square feet of landscaping for every square foot of sign area around the base of the sign.

Figure 2-16
Service Station Gas Price Sign



J. Window Signs.

1. Window signs shall be allowed only in windows located on the ground floor and second story (for office or commercial spaces) of either a primary or secondary mixed-use building frontage. Window signs are not allowed above the second story.
2. Interior signs located within five feet of a storefront window shall be counted as window signs for calculating total sign area and number of signs.
3. One window sign is allowed per business with a maximum coverage of 25 percent of each individual window on either a primary or secondary building frontage. For this requirement, a window is any glazed area, including glass curtain walls.
4. Window signs shall not exceed a maximum of 10 square feet of sign area.
5. The placement of window signs shall allow for the bottom 24" of each window to be left clear for the unobstructed observation by safety personnel (e.g., County Sheriff, private security, etc.).
6. Window advertisements using specialized window chalk and/or window markers are prohibited.
7. Illumination of window signs is prohibited.

**Figure 2-17
Window Signs**



Window Sign - Detail



- K. Exempt Signs.** Exempt signs and other requirements are determined by Article 17.54, Section 17.54.170(C)(2) (Exempt Signs) of the Placer County Zoning Ordinance.
- L. Prohibited Signs.** In addition to Prohibited Signs and other requirements determined by Article 17.54, Section 17.54.170(D) of the Placer County Zoning Ordinance, inflated and/or lighter-than-air signs and freestanding pole signs are prohibited.

2.02.08 – Electronic Digital Display Message Sign

- A. Applicability.** This Section applies to all electronic digital display message signs and is intended to be implemented and in compliance with the California Outdoor Advertising Act of 2014, California Business and Professions Code as related to outdoor advertising displays, and Section 131 of Title 23 of the United States Code, including any amendments thereto as may be adopted from time to time.
- B. Permit requirements.** No electronic digital display message sign shall be erected or maintained until a Conditional Use Permit has been approved in compliance with Chapter 17.06.050(B)(5) (Conditional Use Permits).
- C. Required Findings.** Approval of a Conditional Use Permit for an electronic digital display message sign shall include the following findings:
1. The proposed electronic digital display message sign is in an appropriate area as defined by Subsection D (Development standards), below;
 2. The proposed electronic digital display message sign is placed in the least visually impacting manner;
 3. The proposed electronic digital display message sign complies with all applicable operational standards specified in Subsection F, below, unless modified by the Commission, as well as all applicable Federal and State laws;
 4. The placement of the proposed electronic digital display message sign will not adversely affect residential use of property; and
 5. The placement of the proposed electronic digital display message sign will not pose a traffic hazard.
- D. Development Standards.**
1. **Sign face dimensions.** The electronic digital display message sign display area shall not exceed 600 square feet, including border and trim, and excluding base or apron supports and other structural members and are subject to a use permit. The overall length shall not exceed 60 feet.
 2. **Height.** Unless allowed by the terms of the Conditional Use Permit, the maximum overall height of an electronic digital display message sign shall not exceed 25 feet, measured from the natural grade at the structure's base to the top of the message sign structure.
 3. **Separation.** No electronic digital display message sign shall be located closer than 1,500 linear feet of another electronic display message sign, as measured from the centerline of each support structure.
 4. **Distance from Freeways.** Electronic digital display message signs shall be located on parcels no more than 300 feet from a freeway.
 5. **Support structure.** All proposed electronic digital display message signs shall be designed to have a single cylindrical column support.
 6. **Double-faced signs.** Double-faced electronic digital display message signs shall be located on the same cylindrical column structure and shall be positioned back-to-back. At no point shall the distance between the two sign faces exceed eight feet.

7. **Mechanical screening.** Each sign structure shall include a facing of proper dimensions to conceal back bracing, framework, and structural members and/or any electrical equipment. Any mounted wireless antenna and/or equipment shall only be considered pursuant to Section 17.56.060(F) of the Placer County Zoning Ordinance.
8. **Owner identification.** Owner identification and local government identification signs shall be provided on all electronic digital display message signs.
9. **Undergrounding of utilities.** All utilities installed in connection with the electronic digital display message sign shall be underground.
10. **Allowed Locations.** Electronic display message signs are only permitted on County owned property.
11. **Limitation on Number of Signs.** Only two electronic digital display signs are allowed in the Sunset Area Plan.

E. Operational Standards.

1. **Brightness.** The light produced by an electronic/digital message sign shall not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign face.
2. **Dimmer control.** Signs shall have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.
3. **Brightness review.** Each electronic display message sign shall be subject to a 30-day review period during which time the Director may determine that a reduction in illumination, or turning off the sign for certain evening hours, is necessary due to adverse impacts on surrounding property or the community in general. The Director's determination shall be made without regard to the message content of the sign.
4. **Change of message.** Messages displayed on an electronic digital display message sign shall be a static display without change for a minimum duration eight seconds except for those messages where the time, date, or temperature/weather information is updated. Messages shall be complete within each message/display and without continuation in content to the next message or to any other sign. The message/display shall change instantaneously without any fading in/out, scrolling, dissolve, or similar animation.
5. **Animation Prohibited.** Any form of moving, animated, oscillating, or rotating images, or any other design intended to attract attention through movement or the semblance of movement on any part of the sign is prohibited.
6. **Maintenance.** Signs shall be properly maintained in good working order at all times. Signs shall be designed and equipped to freeze the changeable message in one position or to go dark if a malfunction occurs. The sign owner shall immediately stop the electronic/digital display when notified by the County that it is malfunctioning or not complying with regulations of this Section.
7. **Public service announcements.** All electronic display message signs shall be required to provide for public service announcements, including Amber Alerts, and other community service announcements in compliance with the terms of the Conditional Use Permit.

2.02.09 – Sign Construction and Maintenance

Signs and their components shall be regularly maintained and kept in good repair and appearance. If a sign is not properly maintained, it shall be removed or repaired within 30 days, following written notice of insufficient maintenance by an authorized County official.

Appendix A: Corridor Design Standards and Guidelines

Appendix B: Resolutions

Part IV: Appendices





SUNSET AREA PLAN CORRIDOR DESIGN STANDARDS & GUIDELINES

PLACER COUNTY

COMMUNITY DEVELOPMENT RESOURCE AGENCY

**PUBLIC
REVIEW DRAFT
DECEMBER 2018**



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ACKNOWLEDGEMENTS

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- 3.2 Site Planning
- 3.3 Pedestrian Enhancements
- 3.4 Landscape Guidelines
- 3.5 Parking
- 3.6 Other Design Features

DEFINITIONS

Guideline

A guideline is not mandatory but strongly recommended. Throughout the document, the language to define a guideline will include the word “**should**” to distinguish the guideline from a standard.

Corridor Standards and Guidelines

- 4.1 Circulation Corridor Types
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Standard

A standard is a mandatory requirement. Throughout the document, the language to define a standard will include the word “**shall**” to distinguish the standard from a guideline.

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INTRODUCTION

1.1 Project Overview

The Sunset Area Plan update is being prepared by the County of Placer to address the complex realities of developing more than 8,000 acres of formerly industrial zoned property. The Plan Area contains a wide range of existing uses including the Thunder Valley Casino Resort, the Western Regional Sanitary Landfill, an established industrial infill district with considerable additional buildout opportunities, and large, contiguous expanses of undeveloped land. These Corridor Design Standards and Guidelines are intended to provide a vision for the future development of the Sunset Area (subsequently referred to as 'Plan Area'). This document identifies key streetscape/corridor design elements and establishes standards and guidelines for the implementation of the Plan. These Standards and Guidelines supplement the Sunset Area Plan and will become a partner document to the County's Landscape Design Guidelines.

The entire Sunset Area Plan can be found on the Placer County website at (<http://www.placer.ca.gov/sunset>).



Aerial photo with Sunset Area Plan boundary

1.2 Corridor Design Standards and Guidelines Purpose and Organization

These Corridor Design Standards and Guidelines are intended to result in a cohesive, high-quality, attractive and achievable character for the streets and roads that already exist in the Plan Area, as well as future corridors that will be constructed to accompany land development. As identified in the Transportation and Circulation Chapter 3 of the Sunset Area Plan, many of these standards and guidelines are defined by State planning law, while others reflect the opportunities and constraints associated with particular land uses envisioned by the Plan. Improvements within street and road rights-of-way are mandatory and are standards for development. Guidelines associated with private property are not mandatory, but strongly encouraged, with the intended outcome being a quality built environment, with an emphasis on how private development interfaces with public spaces and defines the streetscape edge. For the Sunset Area Plan Corridor Standards and Guidelines, these topics are organized into the following four sections:

1. Introduction
2. Organizing Principles
3. Overall Project Standards and Guidelines
4. Corridor Standards and Guidelines

Each topic is broken into sub-topics that identify the specific important aspects of that topic and how they contribute to the overall network of corridors within the Plan Area. However, some of the components discussed in these sections will be appropriate for some land uses and not for others, with the discretion for applicability originating from site planners and designers in concert with County staff.

The discussion of each specific corridor identifies the components that are appropriate to the particular condition of the corridor. However, some of the corridors are adjacent to multiple land uses with distinct and, many times, incompatible character and configuration requirements. In these cases, project proponents are strongly encouraged to work with staff to refine site layouts and design approaches as projects are identified.

1.3 Setting

The Sunset Area Plan covers more than 8,000 acres of land between the cities of Lincoln, Roseville and Rocklin in western Placer County. Historically, the County has focused its planning for the entire area on industrial development. With the adoption of the updated Sunset Area Plan, the Plan Area has been reimagined to contain more, varied land uses that will provide economic benefits to the County as well as the region as a whole. The area is currently home to a wide variety of uses, including:

- Preserve/Mitigation Reserve District
- Western Placer Waste Management Authority Material Recovery Facility
- Thunder Valley Casino Resort
- Major industrial land Uses
- A mature industrial infill district in the southeast corner of the Sunset Area. This includes varied industrial uses, but often also includes at times incompatible assembly uses such as churches and recreation facilities.
- Approximately 2,300 acres of open space reserve.

Throughout the Sunset Area, multiple landowners have interest in either creating new developments or maintaining existing land uses. Developing a single vision for the entire area creates challenges such as the transition from a complete streets strategy within Placer Ranch to a significantly rural, yet ultimately developed, and truck heavy corridor accessing the landfill.

1.4 Land Uses

The Sunset Area Plan points out that the Plan Area lacks a clear identity that resonates with potential investors. This is due to the scattered nature of land development and the lack of cohesion between site plans and individual land uses. It is also due to the lack of any currently identifiable development character. As the plan describes, to better crystalize the County's economic development vision, the Sunset Area has been divided into thematic districts that reflect specific development opportunities. These districts reflect a combination of the recommendations of

the Sunset Area Plan Market Analysis (July 2015) and conclusions concerning the preservation of open space and habitat mitigation land. They include:

- Industrial Infill District
- Eco-Industrial/Manufacturing/WPWMA District
- Innovation District
- Entertainment and Mixed-Use District
- Urban Reserve District
- Preserve/Mitigation Reserve District
- Placer Ranch District (Placer Ranch Specific Plan)

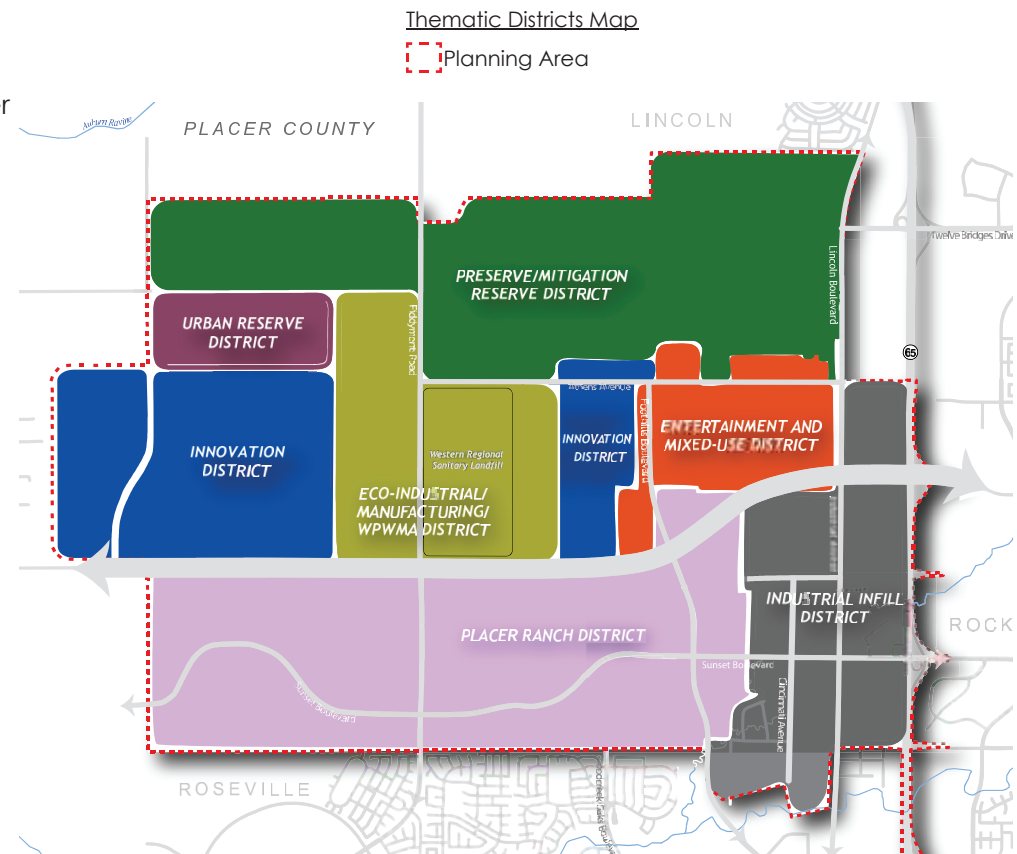


Figure 1.4.1: Thematic Districts Map

The Overall Project Standards and Guidelines introduce each thematic district and outline basic guidelines that should apply to all new developments within each district. Further details are discussed in the Corridor Standards and Guidelines section, which establishes what each corridor's relationship to its adjacent land uses will be, and how it should be achieved.

Major existing developed areas are scattered throughout the Sunset Area. With the facilities of the Western Placer Waste Management Authority in the center of the Plan Area, the Thunder Valley Casino Resort in the northeast, and a mix of light industrial/warehouse, indoor recreation, and religious uses scattered throughout, the land uses identified in the Sunset Area Plan are intended to facilitate and bolster economic development. These Standards and Guidelines address corridors that will pass through or adjacent to these land uses.

Land Use Diagram

- Planning Area
- General Commercial
- Entertainment Mixed-Use
- Business Park
- Innovation Center
- Eco-Industrial
- Light Industrial
- Public Facility
- Preserve/Mitigation Reserve
- Urban Reserve
- Placer Ranch Specific Plan

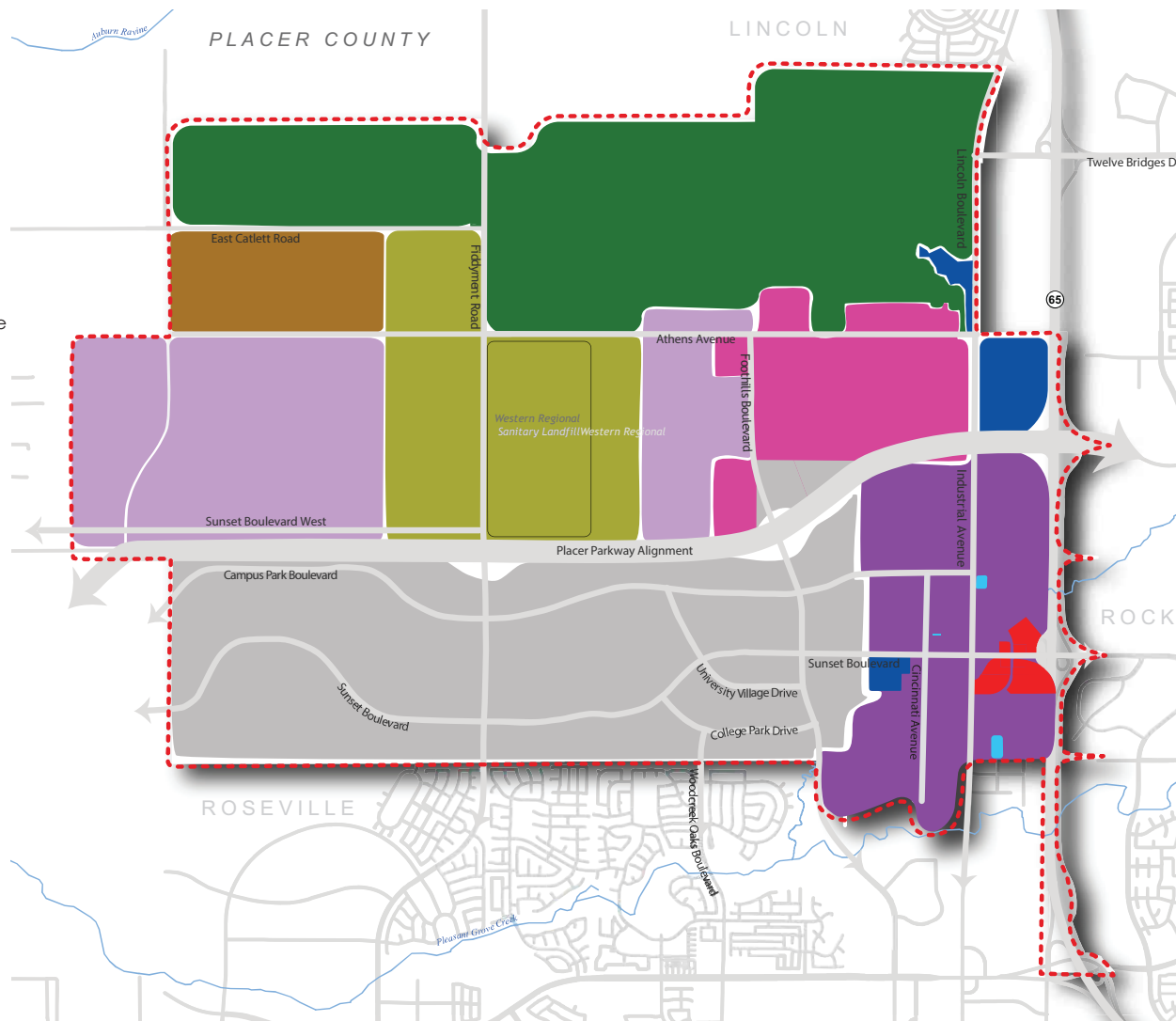


Figure 1.4.2: Land Use Map

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ORGANIZING PRINCIPLES

These Design Standards and Guidelines are structured around several organizing principles to ensure that each is contributing to the overall project vision. The principles are applied to each section of the document and are outlined below.

2.1 Create Complete Streets

The phrase “complete streets” describes the incorporation of multimodal principles into the physical configuration of roadways and associated facilities. Streets are made “complete” by addressing the needs of all users of the system, which can include motor vehicles, public transit, cyclists, and pedestrians.

Individual complete streets may not be identical in design or appearance, nor in the modes of travel they accommodate. Depending upon local context and environmental conditions, different streets will require distinct physical design features to best address the needs of travelers in that location. In order to achieve Complete Streets, the following design elements will be considered throughout the Plan Area:

- Sidewalks, which visually and physically designate pedestrian and community space
- Street trees in sidewalk adjacent parkway strips
- Pedestrian and bicyclist signs, markings, and facilities
- Meandering shared use paths per County Standards
- Traffic signals & roundabouts
- Ornamental lighting, street furniture, and transit facilities
- Raised medians with pedestrian crossings and landscaping
- Textured or colored pavement for crosswalks and intersections (as approved by County staff)

All of these elements shall be designed in accordance with these standards, to be approved by the County and reflect the physical surroundings.



Complete Streets example



Complete Streets example

Sidewalks

Sidewalks are important spaces within the public realm that contribute to pedestrian mobility, economic vitality, community life and neighborhood aesthetics. Sidewalks that connect people to important destinations and provide space for daily activities such as walking side by side, waiting comfortably for transit, and resting in the shade of street trees can help enhance community livability.

Wide sidewalks offer a pleasant pedestrian experience and should at least be wide enough to allow pedestrians to walk side-by-side or pass comfortably. More width is desirable where needed to accommodate high pedestrian volumes, public transit shelters, street furniture, landscaping, street trees, and other outdoor uses.

Street Trees

Trees are valuable public assets that make streets sustainable, beautiful, welcoming, and comfortable. Street trees add an attractive canopy and can increase pedestrian comfort where shade or protection from the wind and sun is desirable.

Tree-lined streets contribute to a community's distinctive identity, economic vitality, environmental health, and seasonal beauty. Numerous studies report that trees notably increase property values and an area's general appeal. Tree-lined streets are also associated with stable, valuable, and well cared-for neighborhoods and districts.

Safety, sight distance standards, utility locations, environmental needs, soil conditions, and maintainability are vital concerns when establishing the locations and species selection for tree plantings along streets.



Wide sidewalks and large canopy street trees create an inviting and safe streetscape

Bike Lanes

Class II bike lanes are proposed throughout the entire Plan Area (see section 4.1 of this document for locations of Class II bike lanes and shared use paths). Green colored pavement may be installed within bicycle lanes as a supplement to other bike lane markings, although it is not mandatory and must be installed per Placer County standards. The green color makes the bike lane more conspicuous to all travelers. The color may be used for the entire length or selected segments. The Federal Highway Administration (FHWA) cites positive operational effects of green colored pavement in bike lanes, such as “bicyclists positioning themselves more accurately as they travel across intersections and through conflict areas” and “motorists saying that the green colored pavement gives them an increased awareness that bicyclists might be present and where those bicyclists are likely to be positioned within the traveled way.”

The FHWA issued an “Interim Approval for Green Colored Pavement for Bike Lanes” and lists the conditions of the interim approval on the Manual on Uniform Traffic Control Devices FHWA website. Maintenance requirements should be evaluated when considering the use of this treatment.



Example of green colored bike lane crossing

Accessible Pedestrian Signals (APS)

Accessible pedestrian signals (APS) are devices that communicate pedestrian signal timing information in non-visual formats, such as audible tones, speech messages, and/or vibrating surfaces. APS should be installed at all new signalized intersections and pedestrian crossings. APS are especially useful in locations where the auditory cues for sight impaired travelers may provide confusing information such as intersections where right turns are permitted on red, continuous right-turn movements, complex signal operations, multilane roundabouts, wide streets, or areas of low traffic volumes.

APS detectors may be activated by pedestrians or by passive detection devices (a feature that activates a pedestrian signal when a sensor detects a waiting pedestrian). Passive pedestrian detection can also allow the length of the walk signal to adjust to the pedestrian's actual walking speed across the intersection.

Pedestrian Countdown Timers

Pedestrian countdown timers are incorporated into pedestrian signal heads and inform pedestrians of the number of seconds remaining to cross the street. Countdown timers are especially valuable along busy or wide streets to prevent pedestrians from becoming stranded in the middle of the street when the signal changes.

Pedestrian Hybrid Beacons

Pedestrian hybrid beacons come in forms such as rapid flash beacons and “high intensity activated crosswalks,” also known as “HAWKS.” Pedestrian hybrid beacons are activated by pedestrians using a push-button to activate amber warning lights and are only used in conjunction with crosswalk markings. They are commonly used for mid block crossings and in areas without pedestrian traffic volumes high enough to warrant the installation of a full traffic signal.



Pedestrian mid-block crossing



Rapid flashing beacon

Traffic Signals and Roundabouts

Traffic signals control the movements of pedestrians and traffic. They assign the right-of-way to various traffic movements and influence traffic flow. Coordinated traffic signals can deter motorists from speeding by setting green light timing to be consistent with a traffic flow that is moving at the speed limit. Roundabouts are also highly effective in creating safe intersections and fluid traffic movement.

Street Furnishings

Street furnishings add not only aesthetically pleasing elements to streetscapes, but also provide much needed amenities for users. These furnishings should be placed consistently throughout the plan area, most notably along major thoroughfares, at major intersections, and at building entries. Street furnishings include but are not limited to:

- Benches
- Bike Racks
- Planters
- Tree Grates
- Way-finding Signage
- Transit Shelters and Signage
- Trash and Recycling Receptacles
- Decorative Street Lighting



Various examples of street furnishings



Raised Median Islands

Raised median islands provide multiple benefits for travelers and the community. Raised medians can reduce traffic conflicts, provide pedestrians a crossing refuge, reduce the scale of the street, and, with trees and landscaping, improve the aesthetic and environmental value of the street. Raised medians may also be appropriate sites for non-structural stormwater treatment facilities, such as vegetated swales.

Raised medians help reduce conflicts between pedestrians and traffic by allowing pedestrians to cross only one direction of traffic at a time. In areas of limited roadway width, raised medians may be in competition with other desirable features such as bicycle lanes, sidewalks, or sidewalk landscape strip planting areas.

Pedestrian Refuge Islands

Pedestrian refuge islands or pedestrian crossing islands are raised islands that separate crossing pedestrians from traffic at intersections or mid-block locations. They allow pedestrians a sheltered place to stop at the midpoint of the roadway before crossing the rest of the street. They provide pedestrians a better view of oncoming traffic and increase the visibility of pedestrians to drivers. Where raised medians would otherwise hinder access to desirable pedestrian routes, a crossing island can help preserve pedestrian circulation.

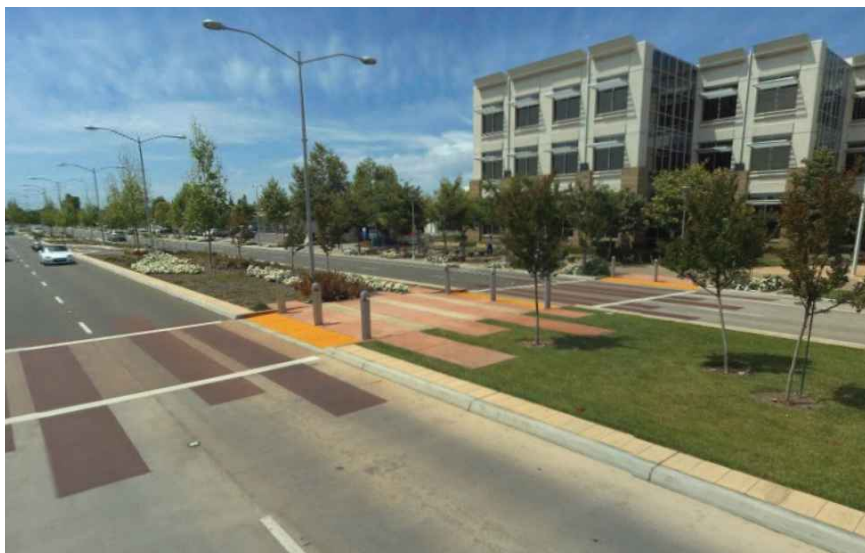
Pavement Treatments at Intersections

Pavement that is textured, stamped, or colored can help emphasize an intersection, pedestrian crossing, or sometimes an entire street. Aesthetic paving increases the visual appeal of the street and can help communicate that the roadway is a space that is shared by multiple modes of travel.

Aesthetic paving in crossing areas should provide a comfortable surface for walking and cycling and must comply with all ADA legal requirements. Materials should be selected with sensitivity towards the amount of vibration exposure that the surface generates for wheelchair users within the public right-of-way. Maintenance requirements should be evaluated when considering these treatments. All treatments to be reviewed and approved by Placer County.



Example of stamped crossing



Example of mid block colored pedestrian crossing to be maintained by a private entity such as a PBID or special assessment district.

2.2 Community Identity

As the Sunset Area develops, it is of vital importance that each development project contributes to the overall Plan Area and community identity and establishes a sense of place. Instituting an overall community identity can be achieved by implementing the following guidelines for site design, building orientation, and landscape design.

Site Design

Successful site design will enable the vision for the Sunset Area Plan to be realized. Sites should be developed with an emphasis on building placement and orientation, sound site planning principles, and site and landscape amenities.

- Pedestrians should have a sense of ownership over the semi-public realm portions of sites through access to streetscape amenities and common open space. For example, public use of street furniture within building setback areas will enhance the sense of security and maintenance of these amenities and also activate the streetscape.
- Plazas and open spaces should include a variety of shading options such as canopies, trees, umbrellas, arbors, or trellises and be complemented by areas for people to sit, relax, and watch activities in the area.
- Monuments and wayfinding signs should be implemented throughout the Plan Area to contribute to community identity.



Shaded plaza seating



Enhanced street corner

- Street corners should be developed with building entrances, public plazas, or green spaces that make them engaging components of the streetscape.
- Public art should be encouraged within the Entertainment and Mixed-use, Innovation Center, and Placer Ranch districts.
- Public spaces should be well-shaded during the day and well-lit at night to encourage outdoor activities, site activation and security.
- Durable and high-quality site furnishings should be installed where appropriate to create an inviting and comfortable pedestrian environment.
- Commercial projects should be designed with internal circulation systems that allow for efficient vehicular movement at slower speeds. Provisions for pedestrians shall always be made.



Public art enhances a building's entrance



High quality decorative street lights



Parking lot with clear circulation and landscaping

- Private parking lots should be designed with a clear hierarchy of circulation to avoid ingress and egress conflicts among various modes of transportation. Parking lots should be shaded by canopy trees consistent with the policies set forth in the Placer County Design Guidelines. While circulation between parking areas on adjacent properties is encouraged, excessive cut-through traffic at high speeds should be avoided.
- Encourage use of building materials from within the region, and wherever feasible, reuse and recycle materials during construction.
- Reduce night-time light pollution by shielding fixtures and directing light downward. Comply with County ordinances regarding light pollution, night sky requirements and fixture/lamp type(s).



High quality street furnishings in public plaza



Well lit public plazas encourage activity regardless of the time of day

Building Design & Orientation

Building design and orientation play a key role in how a space feels to the person encountering it. To create inviting streetscapes and foster activity throughout the Plan Area, the following guidelines should apply:

- Orient buildings to engage with the streetscape and to create attractive pedestrian spaces while enabling sustainable building system practices such as daylighting and natural ventilation.
- Buildings should be oriented to individual sites' internal streets so as to provide for passive surveillance and "eyes on the street."
- Privacy between parcels is encouraged by means of plant materials and built elements such as wood fences or masonry walls, preserving the ability to walk between parcels in appropriate and safe locations.
- Building orientation and fenestration should maximize natural daylighting and reduce cooling and heating loads.
- Orient buildings to maximize solar access, provide optimum daylighting and reduce energy costs.
- Building main entries should be engaged with the street and accented with strong architectural quality and definition to create a visually attractive pedestrian environment and generate hierarchy in building elevations.
- Building design should prioritize efficient energy usage through thermal insulation, shading devices, efficient HVAC systems, and photovoltaic panels.
- New buildings should be constructed of environmentally friendly, low-impact materials and should strive for the highest LEED certification.



Outdoor seating and high quality landscaping at building entries engage the public

Landscape Design

Well-chosen and well-placed plant materials can complement site design and architecture as well as public spaces and rights-of-way. Effective landscaping can accentuate building architecture, provide shade and screening elements, screen unattractive infrastructure, and define outdoor spaces, all of which contribute to creating a sense of place.

The following general landscape design guidelines should apply along all corridors and throughout the Plan Area (for detailed information regarding landscaping and plant materials, see section 3.4 Landscape Guidelines):

- Parkway strips with street trees separating sidewalks from roadways
- Landscaped medians with balanced, attractive planting
- Meandering shared use paths
- Distinct landscaping where corridors enter the Plan Area, contributing to its character
- Varied plant types for an aesthetically pleasing streetscape
- Prioritize water-wise plants throughout the Plan Area to reduce maintenance needs and promote water conservation.
- Landscape screening measures should be applied to screen unsightly features, such as waste receptacles and water storage tanks.



Landscaping between sidewalks and/or bike lanes is an attractive and safe design feature

2.3 Sustainability

Sustainable streets are designed to minimize negative impacts on the environment and to maximize the positive contributions that the roadway and associated facilities can make to natural systems. Streets that are planned to support local and regional sustainability goals, and designed to include features or materials that contribute to ecological health, will have the greatest number of sustainability benefits for the community at-large.

Complete streets (as described in section 2.1 of this document) promote sustainability by providing the option to choose a travel mode that reduces pollution, greenhouse gas emissions and fossil fuel consumption, and they may also include active transportation benefits.

Green streets are another design principle that can be utilized to promote sustainability throughout the Plan Area. Greenstreets typically include large canopy street trees and landscaped medians to provide shade and minimize heat gain of the paved surfaces, as well as stormwater quality and low impact development strategies, which are further described below.

Streets themselves can be designed and operated to include techniques or materials that support sustainability. This section highlights how roadway and roadside features can support ecological health and highlights construction techniques and materials that can minimize negative impacts on the environment.



Examples of multi-modal complete streets

Stormwater Quality

Precipitation that falls during storm events can collect pollutants that may negatively affect aquatic and other ecosystems. Another environmental concern related to stormwater is that impermeable surfaces, such as pavement and rooftops, do not allow precipitation to percolate back into the soil, which can increase the speed and volume of stormwater entering downstream water bodies. An increased volume and velocity of water can cause erosion significant enough to damage the physical and ecological functioning of a region's hydrologic system.

Projects are required to improve stormwater quality by removing pollutants and regulating both the discharge velocity and volume of runoff. Identifying soil characteristics and infiltration potential will determine which water management strategies are best suited to a particular site.



Stormwater quality landscape features

Low Impact Development

Within stormwater management, low impact development (LID) is a design strategy that employs a variety of natural and engineered features to mimic natural hydrology to the greatest extent possible. LID employs a variety of natural and engineered features that help filter pollutants out of stormwater runoff, reduce the rate of runoff and facilitate the infiltration of water into the ground.

LID strategies represent a shift away from sole reliance on traditional infrastructure (such as pipes, curbs, concrete ditches, and channels) to manage and direct runoff. While traditional infrastructure is effective and sometimes necessary, recent research shows that an integrated system of small-scale control measures that encourage local infiltration, filtration, storage, evaporation, and detention of runoff can be very efficient in improving water quality and reducing the volume and rate of stormwater runoff.

LID techniques are based on the premise that stormwater management should not be seen as stormwater disposal. Instead of conveying and managing / treating stormwater in large, costly end-of-pipe facilities located at the bottom of drainage areas, LID addresses stormwater through small, cost-effective landscape features located on parcels or in streets. All project sites are required to implement some form of LID techniques, depending on site area of impervious surface. This includes site design measures for rooftops, streetscapes, parking lots, sidewalks, and medians. LID is a versatile approach that can be applied equally to new development and redevelopment / revitalization projects.

General techniques for LID are outlined below, but for detailed requirements for incorporating low impact development features,, the West Placer Storm Water Quality Design Manual can be found on the county's website here: <https://www.placer.ca.gov/lowimpactdevelopment>



Rain gardens and bioswales provide small scale stormwater management

LID implementation considerations include the following:

- Determine a method or LID technique that best suits the site and/or the street, such as underground infiltration, bioretention area, filter strip, or vegetated swale or basin.
- Provide curb cuts to allow stormwater flow into an LID facility such as a bioretention basin or rain garden.
- Consider permeable pavement in vehicular parking and pedestrian areas to the extent possible.
- Use drought tolerant plant materials that can withstand periodic inundation and soggy soil conditions in bioretention planters. Planters should be irrigable in dry months to maintain a well-cared for appearance.
- Stencil all drain inlets, grates and catch basins with applicable language: 'No dumping. Flows to river/creek/lake'.
- LID facilities may be located on and/or off of a particular site depending on soil and site development constraints.
- Implementing LID enables water conservation in landscape areas.
- Wherever possible, sidewalk and plaza spaces should drain first to landscape areas that are graded to receive stormwater.
- Trees, shrubs, and grasses should be selected carefully for this condition and stormwater infrastructure should supplement plant absorption and infiltration.



LID techniques can be applied to planting strips to create a sustainable and attractive feature



Flow through planter concept

The diagram above is one concept of a LID planter. It shows rain water flowing from the street, through curb cuts, into a planted stormwater treatment area. The soil and plants improve the stormwater quality through filtration and infiltration processes. During larger storm events, excess water that the planted stormwater system cannot accommodate will bypass the system and enter directly into the storm drain. Proper functioning of this type of facility requires regular removal of debris from the planted treatment area and curb cut inlets.

Biofiltration Strips and Swales

Biofiltration strips and swales are vegetated land areas, over which stormwater travels. These features are effective at reducing runoff and removing pollutants. In most cases, flow attenuation is also provided, thus biofiltration swales and strips can also be considered an LID technique. Vegetation can include grasses, shrubs, trees, and ground covers.

Infiltration

Infiltration features include basins, trenches, and other features that retain runoff, allowing it to infiltrate into the soil. These features may be scaled to street applications and can be designed to work in concert with adjacent bioretention and/or biofiltration features.

OVERALL PROJECT STANDARDS AND GUIDELINES

3.1 Overall Vision

Within the Sunset Plan Area, over 50 percent of the available land remains undeveloped, representing tremendous potential for multiple types of synergistic, job producing development to take place. The opportunities at the Thunder Valley Casino Resort, and the momentum of the Specific Plan for Placer Ranch, provide for a re-visioning of the Plan Area to an area developed to create multiple job creating clusters with a wide range of uses. These uses include significant business innovation campuses; multi-venue resort and entertainment uses; and a state-of-the-art material recovery and repurposing facility, accompanied by a new district of single and multi-family residences, a university, and a town center within the Placer Ranch District.

How this potential development relates to the existing transportation corridors, and how these corridors link and frame the edges of these developments represents the potential to create a rich public realm design palette in support of high-value land uses that are envisioned for the Sunset Plan Area.

The following discussions of site planning, pedestrian zones, parking, landscape, and other design features are intended to inspire a cohesive relationship between the public and private realms.

3.2 Site Planning

The Sunset Area site planning guidelines are not intended to generate a single approach, but rather appropriate approaches at a number of unique land uses and site configurations. For

instance, site planning for an industrial cluster within the Industrial Infill Thematic District will be distinctly different than site planning for a large scale innovation business campus or an entertainment and mixed-use complex. Site Planning and its relationship to the corridors within the thematic districts of the Sunset Area should be considered as an opportunity to generate compatible interfaces among the different uses.

3.2.1 Industrial Infill Thematic District

The Industrial Infill Thematic District is the most currently developed of the thematic districts in the Plan Area and, as such, presents the most challenges in developing a cohesive relationship between sites and the corridors. As new sites develop along Cincinnati Avenue, Nichols Drive, Industrial Avenue, South Loop Road, and the eastern end of Sunset Boulevard, the following site planning principles apply:

- Utilize the streetscape standard by incorporating the parkway strip, meandering sidewalk, and landscape easement (see Section 4 for detailed street sections).
- Landscape setbacks may not be used for parking and should be planted and maintained to add visual appeal to the corridor.
- Building should address the street and incorporate parking to the side or rear of the primary building.
- When multiple buildings are arranged on the site, place the highest value, most aesthetically pleasing building(s) at the street and screen service buildings, storage yards, trash enclosures, and other utility structures.



3.2.2 Eco-Industrial/Manufacturing/WPWMA Thematic District

The Eco-Industrial/Manufacturing/WPWMA District includes the parcels along Placer Parkway, Fiddymment Road and Athens Avenue. Currently the largest single developed site in the District is the WPWMA landfill and materials recovery facility. At this facility, visual screening will be vital to enhancing the overall image of the Sunset Area. As additional compatible land uses develop, the following site planning principles apply:

- On the eastern side of Fiddymment Road and the southern side of Athens Avenue, utilize the streetscape standard of a parkway strip, meandering sidewalk, and landscape setback (see Section 4 for detailed street sections).
- Landscape setbacks may not be used for parking and should be planted and maintained to add visual appeal to the corridor as well as screen parking lots, taking into account Crime Prevention through



Example of a building that addresses the street and provides pedestrian amenities

Environmental Design (CPTED) principles.

- Buildings should face the streets and incorporate parking to the sides or rear of the site.
- When multiple buildings are arranged on a site, place the highest value, most aesthetically pleasing building(s) at the street and screen service buildings, storage yards, trash enclosures, and other utility structures with the most attractive building as well as appropriate landscaping.
- Buildings in future developments along the west side of Fiddymment Road should incorporate high value, aesthetically pleasing design and materials and should address the corridor.
- If a larger campus type development is proposed for the west side of Fiddymment Road, create high-quality vehicle entries to the site(s) incorporating walls, gateways, and accent landscape that is consistent throughout the corridor.



Prototype eco-industrial park

3.2.3 Innovation Thematic District

The Innovation Thematic District includes two major areas separated by the Eco-Industrial/Manufacturing/WPWMA Thematic District. Both locations span the area between Placer Parkway to the south and Athens Avenue to the north. One area is adjacent to the Entertainment and Mixed-Use Thematic District to the east, providing opportunities for linkages to Foothills Boulevard, and the other is at the western border of the Plan Area.

Whether it is designed as a complete campus community or a series of individual sites, it is envisioned that this district will have multiple new internal roads. In addition, the Innovation Thematic District will have complementary development across both Placer Parkway and Foothills Boulevard within the Placer Ranch Campus Park. Together, the district and the Campus Park present the opportunity for a cohesive approach to site planning and internal circulation.

- Along the southern side of Athens Avenue, utilize the streetscape standard of a parkway strip, meandering sidewalk, and a landscape setback. Along the northern side, adjacent to the wetlands, utilize a 6-foot sidewalk where feasible (see Section 4 for detailed street sections).
- Landscape setbacks may not be used for parking and should be planted and maintained to add visual appeal to the corridor.



Buildings with inviting ground floors and screened parking should be encouraged

- At individual building sites that are developed along Athens Avenue, locate the buildings to address the street and place parking to the side or rear.
- Adhere to the Sunset Area Plan Implementing Zoning Regulations document and maintain a 100-foot landscape setback along the north side of Placer Parkway and orient buildings adjacent to the setback to create a defined district edge and sense of place.
- Large, multi-building campuses in the District should organize around a clear circulation pattern and open spaces.
- A Complete Streets strategy for internal circulation should include bicycle lanes and/or trails, sidewalks, transit nodes, and safe, visible intersections.
- Create a pedestrian and bicycle friendly circulation system within the site
- Access points along Athens Avenue and through the Entertainment and Mixed-use District at Foothills Boulevard should help to create a strong sense of entry and visually activate the corridor.

Organize campuses around circulation and open space. Utilize landscape and building form and placement to create a positive image with useful spaces between buildings.



Unique landscaped open spaces create a campus feel and serve as gathering spaces

3.2.4 Entertainment and Mixed-use Thematic District

The Entertainment and Mixed-Use Thematic District covers areas along and between four major circulation corridors within the Plan Area. Spanning both sides of Athens Avenue, the district is anchored by the Thunder Valley Casino Resort. To the south, it is adjacent to Placer Parkway. To the east, it is adjacent to Industrial Avenue, but is separated from it by the UPRR railroad corridor. To the west, it spans both sides of Foothills Boulevard and represents an opportunity to create a dynamic themed corridor connecting with Placer Ranch and the University Town Center. An initial intersection and ultimate interchange at Placer Parkway and Foothills Boulevard will be especially important in establishing this connection.

- Along the southern side of Athens Avenue and both sides of Foothills Boulevard, implement the streetscape standards of a parkway strip and sidewalk (see Section 4 for detailed street sections).
 - Along the southern side of Athens Avenue, site planning should include both direct transitions to outdoor plaza activity centers as well as an additional 5-foot landscape setback between buildings facing the corridor and the back of sidewalk.
 - Landscape setbacks may not be used for parking and should be planted and maintained to add visual appeal to the corridor.
- The northern side of Athens Avenue is anchored by the Thunder Valley Casino Resort and has an established character that should be emulated.
 - On Foothills Boulevard, buildings should face the street and provide active outdoor space in front of the building up to 25 feet behind the sidewalk. These amenity zones should be used for outdoor dining, public plazas and courtyards within clusters of buildings.
 - Internal circulation in the District should organize around a clear circulation pattern of Complete Streets and arrange buildings and entertainment venues to encourage pedestrian access.
 - To enhance the arrival experience from Highway 65 to Placer Parkway and then to the interchange at Foothills Boulevard, site development is encouraged to locate high volume activities so that they are visible to vehicles travelling on Placer Parkway, with visually engaging activities at the street edge, and retail buildings facing the street with parking behind.



3.2.5 Preserve/Mitigation Reserve Thematic District

The Preserve/Mitigation Reserve Thematic District has frontage on both Athens Avenue and Fiddymment Road. No development will take place on these lands and any site planning will be focused on how to develop the transition edge between the public streetscape of the corridors and lands of the preserve.

- On the north side of Athens Avenue and both sides of Fiddymment Road, utilize a 6-foot sidewalk that maintains the natural feel of the adjacent wetlands, such as split rail fencing and raised decking or sidewalks, to provide pedestrian connections to adjacent land uses.
- Adjacent to the preserve lands, wildlife viewing opportunities are encouraged within the landscape setback. This can take the form of platforms for camera and binocular tripods, benches for seated viewing, or other open space appreciation.



3.3 Pedestrian Enhancements

Within each of the circulation corridors, except Placer Parkway, there should be multiple types of improvements for safe and pleasant pedestrian access. Within the Sunset Area, pedestrian movement along the corridors is encouraged and will be made possible by the following improvements:

- The streetscape standard of 6-foot wide meandering sidewalks, separated from the roadway by a 10-foot parkway strip greatly increase safety for pedestrians to circulate throughout the Sunset Plan Area. In addition, a connective network of trails and sidewalks within Placer Ranch, and sidewalks throughout the circulation corridors will allow for recreational walking. Meandering shared use paths should be utilized wherever possible, and sidewalks within the Plan Area must meet all Americans with Disabilities Act (ADA) requirements, be level and well lit, and be made of appropriate materials.
- Located immediately behind each curb, the 10-foot parkway strip offers opportunities for pedestrian enhancements including seating, transit shelters, exercise amenities, trash and recycling receptacles, and wayfinding totems.



- Adequate street lighting is important to pedestrian safety. Lighting should be provided on sidewalks as well as streets, particularly at intersections and key crossing locations. Pedestrian-scale lighting should be thematic throughout the Plan Area to develop a cohesive pedestrian experience. Footcandle levels shall be per Placer County Code, and recognize dark sky requirements.
- Street crossings can be a major impediment to a safe and pleasant pedestrian experience. While traditional striped crosswalks are appropriate for many low speed local situations, enhanced road crossing elements are encouraged for all Sunset Area corridors. The elements used to develop crosswalks that encourage pedestrian activity may include accessible curb ramps; zebra or ladder crosswalk striping; special pavement; visual and audible signalization and countdown features; HAWKS rapid flashing beacons; adequate lighting; in-street lighting systems; and highly visible signage.
- Pedestrian bridges create a safe means for pedestrians to cross major fast-moving roadways and contribute to the overall character of the corridors



through their sculptural beauty. Preferred locations for pedestrian bridges are along Placer Parkway, crossing at Fiddymont Road and Foothills Boulevard. Development adjacent to the bridge crossing locations shall dedicate an easement to make the bridge connections.

3.4 Landscape Standards and Guidelines

This section provides detailed landscape guidelines to ensure cohesive, attractive, and inviting streetscapes are realized as the Plan Area develops. Quality landscaping not only significantly enhances the built environment from the point of view of pedestrians, cyclists, and motorists, but also contributes heavily to property values and a community's sense of place.

When designing landscapes, plants should be arranged in tiered arrangements with groundcovers in the foreground and medium and tall shrubs in the background. Plants should be selected for their longevity and durability and their ability to adapt to the climate of the Plan Area. Plant materials with similar water requirements should be grouped together in hydrozones and irrigated similarly. Deciduous trees should be placed on the south and west sides of buildings to allow for solar heat gain in the winter and passive energy conservation in the summer. Evergreen trees should be mixed into plant palettes to provide for visual interest and screening between properties and where privacy is expected.

When selecting plant materials and designing landscape features, the following standards and guidelines apply:

- Select plant materials that can survive with seasonal inundation in stormwater detention situations and that require only periodic supplemental dry season irrigation.
- An automatic, underground, weather-sensitive irrigation system is required to promote and protect landscapes at all new projects and to provide irrigation during dry seasons.
- Install 'smart' or 'intelligent' irrigation systems for all trees, shrubs, groundcovers, perennials, turf and ornamental grasses. Irrigation systems should be controlled by smart controllers with appropriate

microclimate sensing capabilities.

- Install hard-piped, low-flow irrigation systems for all trees, shrubs, groundcovers, perennials, and ornamental grasses. Turf areas should use efficient, controllable, low-angle pop-up spray heads. All irrigation systems should be operated by a controller with appropriate microclimate sensing capabilities. Surface drip irrigation equipment in public areas is discouraged; subsurface drip irrigation may be used in turf, shrub, and groundcover areas as conditions allow.
- All sprinkler heads adjacent to walks, curbs, or any pedestrian edges should be of a pop-up variety providing even coverage to landscaped areas and avoiding overspray onto walks, walls, and windows. Install anti-drain valves to prevent line drainage and soil erosion. Irrigation heads within turf areas should provide head-to-head coverage. Turf planting should be irrigated separately from shrub/ground cover areas. Trees should be deep root irrigated with bubblers.
- All utility services and pipelines shall be within paved areas, however, when that is not possible, and utilities are within landscape corridors, trees and shrubs shall be prohibited within 10 feet of any pipeline.
- Create water-conserving landscapes by grouping plants according to water need, reducing turf areas, and promoting low-impact stormwater management



Planter island concepts

practices.

- Use light-colored paving surfaces to reduce urban heat island effect.
- Use plant materials that are adapted to the valley climate.
- Use plants that can be allowed to grow to their natural size to reduce the need for pruning.
- Linear root barriers should be installed where trees are planted within 10 feet of any paved surface.
- Adhere to the Model Water Efficient Landscape Ordinance established by California's Department of Water Resources. Placer County has adopted this ordinance, which can be found here: <https://www.placer.ca.gov/departments/communitydevelopment/cdranews/2017/august/waterefficientlandscapeordinance>
- Utilize stratavault planting to allow for better growth rates and more developed root systems.
- Use plants that can host beneficial insects, provide urban wildlife habitat, and that don't require pesticide application.
- Establish on-site compost facilities and incorporate compost into planting areas.
- Conserve water by selecting low-water-using plants



and reducing turf to the extent possible and by installing water smart irrigation equipment.

- Conserve energy by locating trees to shade buildings and mechanical equipment.
- Establish bioswales and on-site stormwater retention facilities.
- Conduct periodic irrigation audits to assure that irrigation systems are functioning as efficiently as possible.

Species' characteristics, growth habits, and mature size are important to consider when selecting street trees and other landscape plantings. Appropriate trees are adapted to the local climate and environment; fit the site at mature size; and have root zones that are appropriate for the local conditions and proximity to pavement. Although all planted areas require regular maintenance, proper selection of trees and adequately-sized tree wells can reduce maintenance expenditures and increase safety.

The following plant list has been developed to work along all corridors within the Plan Area. The species selected vary in size, color, texture, seasonality, and purpose. Standard and multi-trunk trees ranging in height from 15 to 30 feet will be incorporated to act as background vertical elements that will provide shade and year-round visual interest. Any healthy existing trees that can remain should be protected.

The selected shrubs are deciduous and evergreen. Plant materials vary in flowering time, fall color, form, and size. A wide range of plant heights will allow for more opportunities for interaction at the pedestrian level and create a more interesting backdrop for motorists. The groundcovers were selected for their low growing profile, ability to reduce erosion, and lower maintenance requirements throughout the growing season. The large shrubs/trees were selected to add variety to already-established landscape specimens. However, planting of these trees should be well thought out and root growth should also be considered.

All species chosen for developments shall be from the following plant palette.



Plant Materials List - Trees



Arbutus unedo (multi-trunk)

15'x15'

Evergreen

20' spacing

Low water use



Ginkgo biloba (male)

30'x20'

Deciduous

20' spacing

Moderate water use



Laurus Nobilis

15'x10'

Evergreen

15' spacing

Low water use



Malus floribunda

15'x10'

Deciduous

15' spacing

Moderate water use



Malus 'Prairiefire'

15'x10'

Deciduous

15' spacing

Moderate water use



Pinus Canariensis

70'x20'

Evergreen

20' spacing

Medium water use



Pistachia chinensis
"Keith-Davey"

30'x25'

Deciduous

25' spacing

Medium water use



Quercus lobata

70'x50'

Deciduous

50' spacing

Low water use

Plant Materials List - Trees



Quercus rubra
60'x30'
Deciduous
30' spacing
Moderate water use



Quercus suber
70'x70'
Deciduous
70' spacing
Low water use



Quercus wislizeni
50'x40'
Evergreen
40' spacing
Low water use



Zelkova serrata
"Village Green"
50'x40'
Deciduous
40' spacing
Moderate water use

Plant Materials List - Accent Trees



Acer r. 'October Glory'
40'x40'
Deciduous
40' spacing
Moderate water use



Arbutus 'Marina' (multi)
20'x20'
Evergreen
20' spacing
Low water use



Magnolia stellata
15'x15'
Deciduous
15' spacing
Moderate water use



Olea E. San Gabriel
(Fruitless multi-trunk)
15'x15'
Evergreen
20' spacing
Low water use



Prunus lyonii
15'x10'
Evergreen
10' spacing
Moderate water use

Plant Materials List - Shrubs



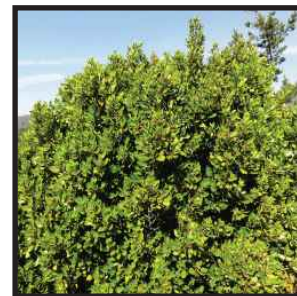
Arctostaphylos
'Sentinel'
8'x8'
Evergreen
Low water use



Chaenomeles x SP
7'x7'
Deciduous
Low water use



Dodonaea viscosa
15'x10'
Evergreen
Low water use



Rhamnus A. 'John Edward'
10'x10'
Evergreen
Low water use



Rhamnus A. 'Varegatta'
10'x7'
Evergreen
Low water use



Romneya coulteri
8'x8'
Deciduous
Low water use



Spirea p. Bridal Wreath
10'x8'
Deciduous
Moderate water use



Tecoma capensis
15'x15'
Evergreen
Moderate water use



Viburnum o. 'Sterile'
10'x5'
Deciduous
Moderate water use

Plant Materials List - Shrubs



Elaeocarpus decipens
'Little Emperor'
8'x8'
Evergreen
Moderate water use



Forsythia 'New Hampshire'
5'x5'
Deciduous
Moderate water use



Grevillea 'Superb'
5'x7'
Evergreen
Low water use



Rosa 'Sally Holmes'
6'x6'
Deciduous
Moderate water use



Tagetes lemonii
5'x5'
Evergreen
Low water use



Teucrium fruticans
4'x4'
Evergreen
Low water use



Viburnum f. 'Snowflake'
7'x7'
Deciduous
Moderate water use



Westringia f. Wynaabbie Gem'
5'x6'
Evergreen
Low water use

Plant Materials List - Low Shrubs



Cistus p. 'Sunset'
3'x5'
Evergreen
Low water use



Grevillea 'Bronze Rambler'
2'x7'
Evergreen
Low water use



Grevillea 'Coastal Gem'
2'x4'
Evergreen
Low water use



Rosa carpet
2'x4'
Deciduous
Moderate water use



Rosa drift
2'x4'
Deciduous
Moderate water use



Ribes viburnifolium
2'x6'
Evergreen
Moderate water use



Spirea J. 'Gold Mound'
2'x3'
Deciduous
Moderate water use



Santolina chamaecyparissus
2'x2'
Evergreen
Low water use

Plant Materials List - Groundcover / Turf Alternatives



Acacia redolens 'Desert Carpet'

24"x 10' / Evergreen / 8' spacing / Low water use

Desert Carpet® is a clone, trademarked by Mountain States Wholesale Nursery, which maintains a height of only 24". It has thick, leathery, grey-green phyllodes. It blooms in the spring with small yellow puffball flowers. Prostrate Acacia is adaptable to alkaline and slightly saline soils. In coastal areas it grows with little or no irrigation, however in Roseville some summer irrigation will be necessary.



Carex tumulicola

12"x12' / Evergreen / 2' spacing / Low water use

A versatile grass-like plant with arching green leaves. Native to California, this clumping perennial will grow in either dry or wet soils and is deer resistant.

Plant Materials List - Groundcover / Turf Alternatives



Convolvulus sabatius

12"x 12" / Evergreen / 2' spacing / Low water use

A trailing groundcover with a woody base and herbaceous stems that rarely reaches up to 1 foot tall and usually hugs the ground and spreads 3 feet in diameter or better with soft green rounded 1 1/2 inch long leaves. Light blue funnel-shaped flowers bloom throughout the year in areas with mild winters but blooms heaviest from spring through fall. Plant in full sun to light shade with well-drained soil and occasional water tolerates soils with alkaline conditions well and will grow in heavier clay soil so long as it drains and is not over watered.



Festuca glauca 'Elijah Blue'

12"x 12" / Evergreen / 2' spacing / Low water use

This drought tolerant fescue is well suited for groundcover. Its blue tones provide an attractive addition to landscaped areas.

Plant Materials List - Groundcover / Turf Alternatives



Lonicera japonica 'Halliana'

12"x 15' / Evergreen / 10' spacing / Moderate water use

A very vigorous vine or groundcover that will quickly cover large areas - as much as 30 feet. It benefits from pruning and thinning. Give same growing requirements as the species. It is hardy to USDA Zone 4 and noted as tolerating temperatures as low as 10F.



Myoporum parvifolium

10"x5' / Evergreen / 3' spacing / Low water use

This fast growing plant grows to 2' tall and will spread up to 10'. It has bright green leaves held close to the stem and small white flowers in summer. Plant in full sun to light shade. Irrigate occasionally once established. Hardy to at least 18-20 degrees F. It has been reported that this plant is rabbit proof. A great plant for slope erosion control.

Plant Materials List - Groundcover / Turf Alternatives



Rubus pentalobus 'Emerald Carpet'

6"x3' / Evergreen / 2' spacing / Moderate water use

Shade loving groundcover with small tough evergreen leaves. This low growing drought tolerant plant is a great option for slope stabilization in dry shade areas.



Vinca minor

6"x2' / Evergreen / 1' spacing / Moderate water use

Shade loving groundcover used in hard to plant spots. Its evergreen trailing stems look good year-round. It makes a good groundcover for shrub plantings.

3.5 Parking

Parking facilities throughout the Plan Area should be screened from public view whenever possible. This can be achieved by locating both surface parking as well as parking structures at the rear of buildings and business parks. Screening can also be achieved through appropriate landscaping. Surface lots should provide large canopy trees for shade, stormwater quality elements such as bioswales, and landscaped islands to establish clear circulation patterns. The parking space requirements by land use and design and improvement of parking in Sections 17.54.060 and 17.54.070 of the Placer County Zoning Ordinance shall apply to all development projects in the Plan Area. For further guidelines related to landscaping in parking lots, please see the Placer County Landscape Design Guidelines.

3.6 Other Design Features

Many other design features contribute to and complement a streetscape. These additional features not only provide the finishing touches to make the user feel comfortable and safe, but also help to further establish the community's identity.

Monuments

Monuments at entry points act as gateways to the Plan Area. These gateways can distinguish each district and further establish the community's identity. Entries provide a rhythm to the streetscape, acting as a defining element that reinforces the overall architectural and landscape design theme.

The following guidelines and standards apply to entry features and monumentation:

- Project identification signage or thematic logos may be incorporated into pilasters or low walls
- Street corners may incorporate hardscape elements including enhanced paving, pilasters, walls, raised planters and pedestrian gateways
- Groupings of evergreen and deciduous flowering trees shall be used to highlight each entry
- Thematic landscaping material consistent with Section 3.4 will set the tone for the community
- Monuments shall not interfere with vehicular sight lines.

- Monuments shall be located outside of the County right-of-way and multi-purpose or other utility easements.

Signs

Identification signage is permitted and encouraged on all entry features and within developments in each district to provide wayfinding for all users. Specific sign requirements can be found within the separate Sunset Area Plan Implementing Zoning Regulations document. All sign elements should be consistent with the guidelines listed below:

- Signage should maintain visual consistency throughout the community;
- Color and material options for signs should always compliment the architectural style of the building
- Signage should be scaled appropriately for the given location
- Signage text should be kept to a minimum and scaled appropriately for placement and legibility purposes
- Wall signs, monument signs, and low-profile freestanding signs are encouraged
- Signage for pedestrian and bicycle way-finding is encouraged
- Wayfinding signs should have a distinct hierarchy and will be connected through a common design theme
- Lighting is allowed to illuminate signage at night, but should be designed appropriately to not create hazardous glare for pedestrians, bicyclists, and vehicles
- Neon signs are not permitted
- At the entry areas, features and monument signs are encouraged to identify and enhance the community image, and create a sense of arrival



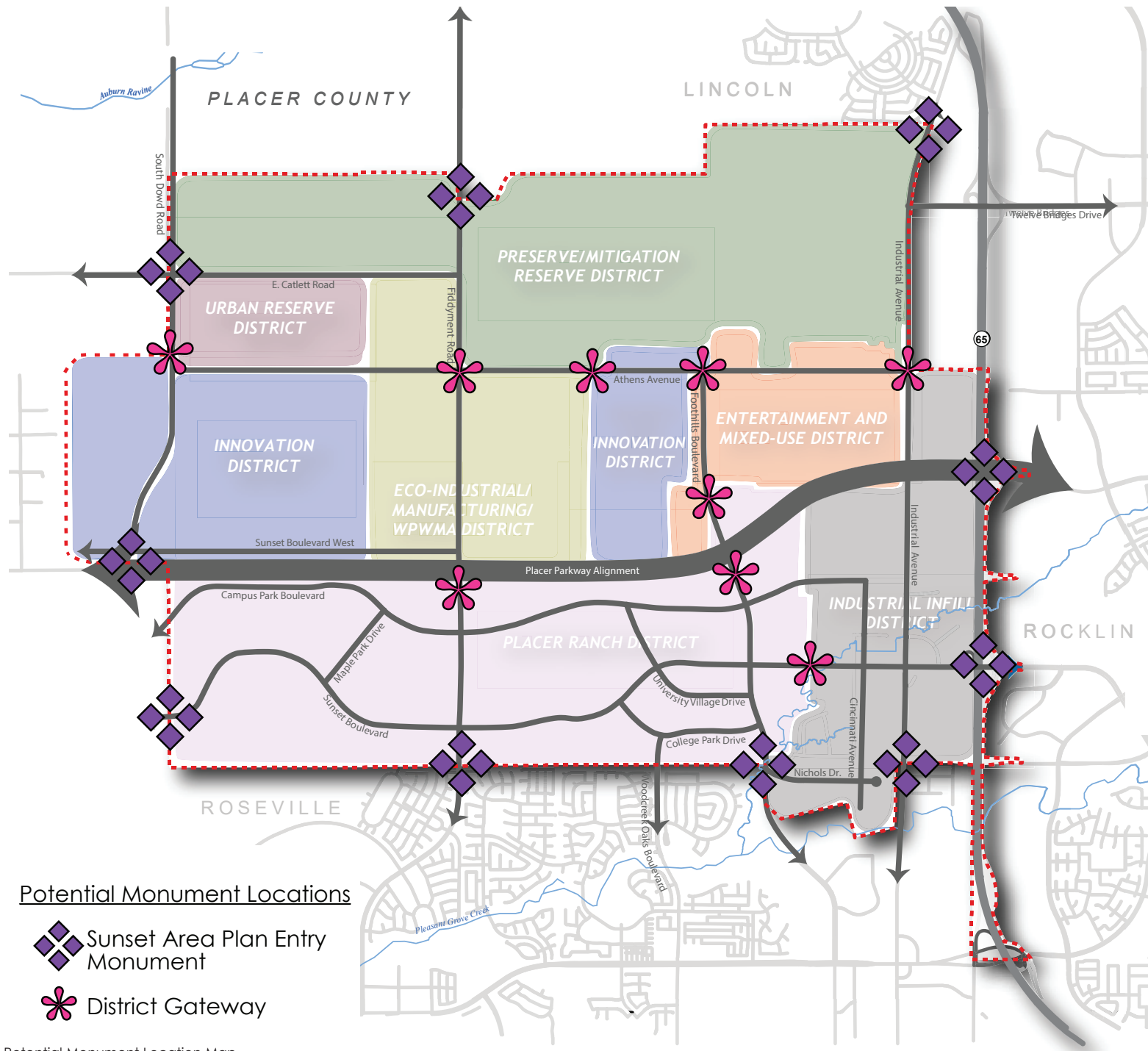


Figure 3.6.1: Potential Monument Location Map

Lighting

Lighting is an important element in the landscape and should be used to contribute to a safe and attractive environment. Lighting is also used to reinforce the community's overall design theme and create a consistent sense of place by adding a common, thematic element that is repeated along roadways. The following guidelines and standards apply to lighting throughout the community:

- All lighting shall be Dark Sky compliant
- Ornamental street lights shall be located along public streets;
- Exterior lighting should be architecturally integrated with the style of the buildings and colors and materials used
- Architectural lighting may be used to highlight special features on or around the building, or to illuminate key entrances or other areas of access
- All lighting should utilize cut-off type fixtures to minimize glare and visibility from adjacent areas, and should be the appropriate size and height given the activities for which they are designed
- The design of lighting should be compatible throughout the community.



Furniture

Site furniture is encouraged within the entire Plan Area, both within programmed public spaces and within more passive landscaped lots. The driving goal for the use of landscape elements is to create enjoyable outdoor spaces and furnish comfortable amenities for relaxation and leisure. Site furniture visible from public streets, plazas, and pedestrian linkages should be of compatible style and design. Fixtures and furniture may vary in style, color, and materials from this standard design if they are used in enclosed courtyards, or other locations where land uses require unique appeal. Where feasible and desirable, public landscaped areas should employ the following amenities:

- Benches
- Drinking fountains
- Bike racks
- Transit shelters
- Decorative Street Lighting
- Planters
- Trash and recycling receptacles



Public Art

Public art adds a new visual element that enhances the streetscape and encourages social activity within the corridors of the Plan Area. Public art within the streetscape engages pedestrians and reinforces a sense of place. Installations of public art can be also be educational and/or interactive, which allows users to feel as if they are a part of the public streetscape by participating in it.



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CORRIDOR STANDARDS AND GUIDELINES

4.1 Circulation Corridor Types

The Sunset Area lacks a clear identity, and these Standards and Guidelines seek to establish 'place' at differing levels of granularity based on street section and right-of-way width.

One of the primary ways to achieve this is to begin to develop a cohesive and high-quality character for the area by means of 'complete' roadways. Through careful consideration of how the circulation corridors link the various districts together and define them by means of their physical form and relationship to individual sites, these corridors present an opportunity to create a new identity for the area as a whole that will catalyze growth on private land. The County has the opportunity to build on the positive characteristics in the area, as well as a relatively 'blank slate' to promote a high level of design in both the public and private realms.

This section of the Standards and Guidelines discusses the individual primary circulation corridors, infill industrial streets, and

internal project roads that form the circulation system for Placer Ranch and other new development areas. The primary corridors are discussed with regard to existing conditions, opportunities, standards, guidelines, and overall considerations. Each corridor adheres to the organizing principles laid out in Section 2 of this document and are outlined in the table on page 46.

For all corridors, individual development projects shall be responsible for one-half of ultimate highway easement dedication along the project frontage in addition to construction of one-half of required road frontage improvements in accordance with County Code and these standards. However, the Athens Avenue road segment between Foothills Boulevard and Industrial Avenue requires the additional pavement widening to the south with a centerline shift due to the existing road improvements along the north side of Athens Avenue being set.

The Sunset Area Plan Circulation Diagram (Figure 4.1.1) details the circulation corridor types, and the Bike and Pedestrian Mobility Map (Figure 4.1.2) details the proposed paths and bike lanes. Major improvements are needed in the future to fully realize the circulation system as planned, including the full build-out of Placer Parkway, an elevated intersection improvement over the railroad tracks at Athens Avenue and Industrial Avenue, a six-lane bridge crossing over the railroad tracks at Sunset Boulevard and Industrial Avenue, an offsite bridge crossing for the extension of Foothills Boulevard, as well as other new bridges or bridge widening projects to cross creeks and drainages.



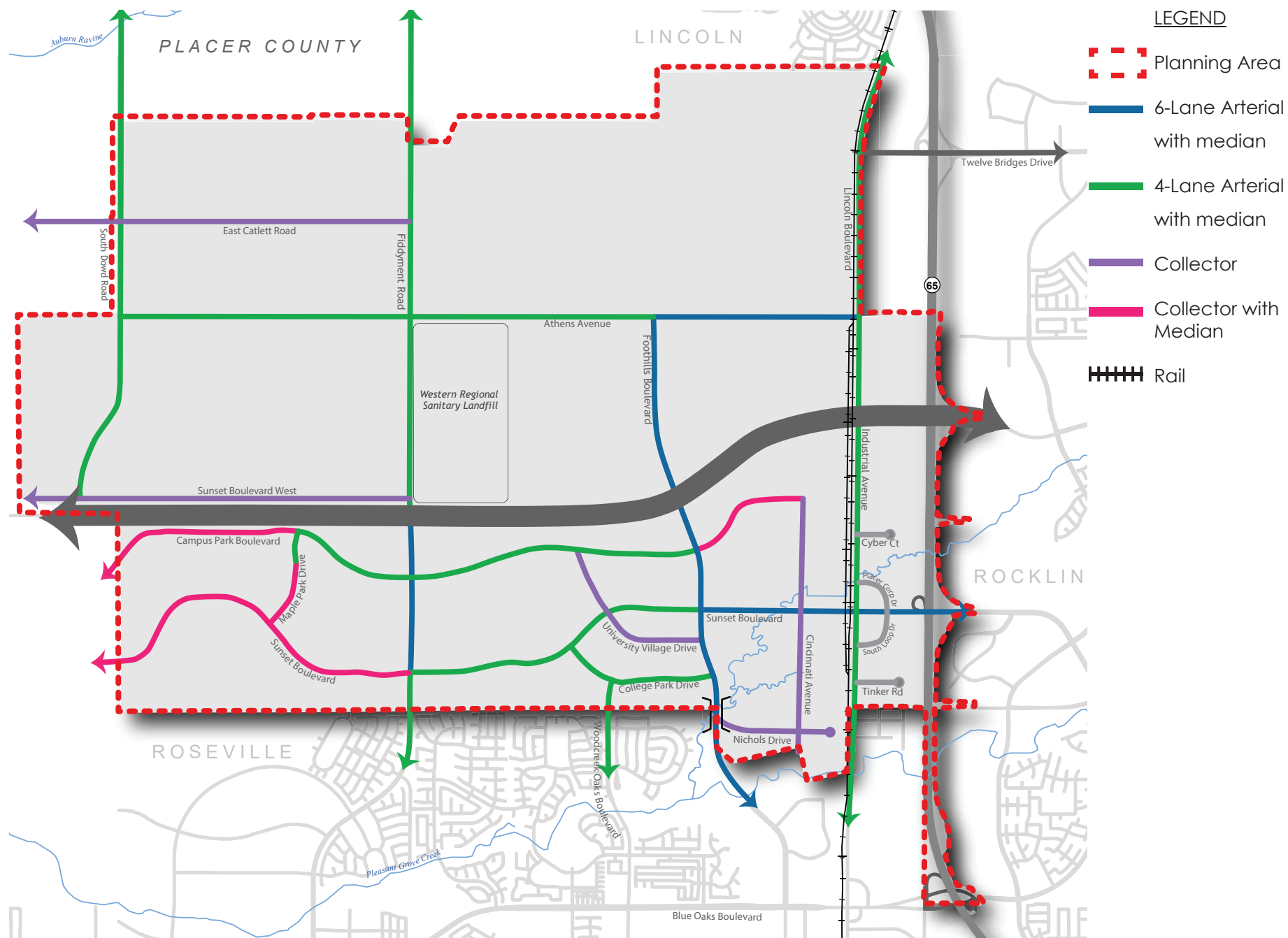


Figure 4.1.1 Circulation Diagram

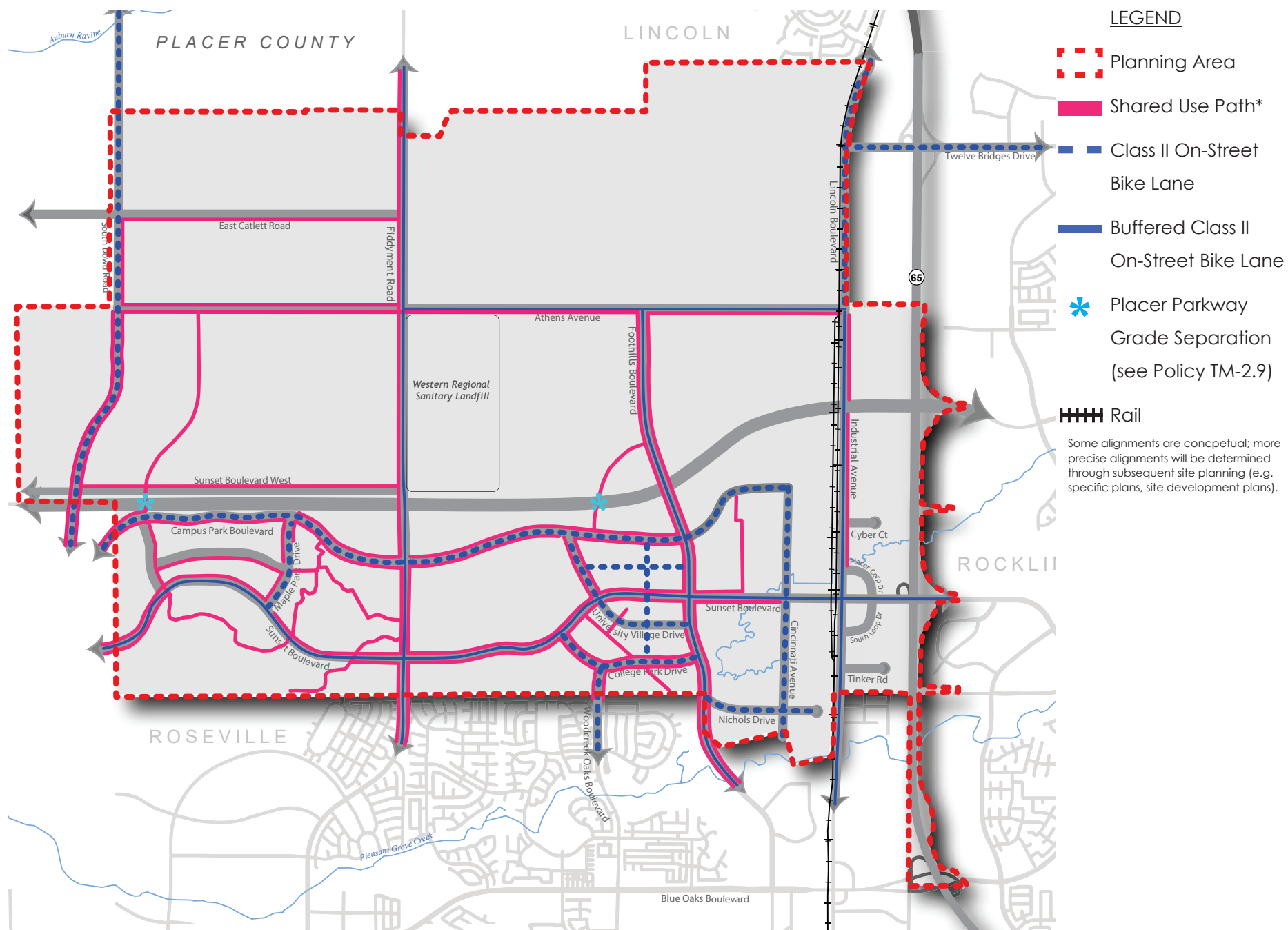


Figure 4.1.2 Bike and Pedestrian Mobility Map

Road Names

It is worth noting that several road names are included in exhibits and studies during the Specific Plan and EIR document preparation without review by Placer County Road Naming and Addressing personnel for consistency with the Road Naming Policy (Placer County Resolution 86-125) and Addressing Ordinance (Article 15.308 – Placer County Code). The following names will change because they are already in use in an incorporated City or already reserved for another project:

- Campus Park
- University Village
- Town Center

For consistency with the various earlier studies and reports, the road names remain in this document but will be changed prior to any future improvement plan or final map recordation incorporating these roads.

Sunset Boulevard and Sunset Boulevard West are two separate detached roadways. In accordance with County Road Naming and Addressing policy, one of these two roadways will likely need to be renamed in the future in order to avoid confusion by emergency responders, delivery services, and the public.

Additionally, Foothills Boulevard from Sunset Boulevard to Athens Avenue is currently named Foothills Boulevard North. When this roadway is connected to the south, it is anticipated to change to Foothills Boulevard for its entire alignment.

Overall Corridor Standards and Guidelines

Each corridor adheres to the organizing principles laid out in Section 2 of this document. These organizing principles are summarized and outlined in the table below.

Organizing Principles Checklist					
Complete Streets		Community Identity		Sustainability	
Sidewalks	✓	Monuments	✓	Stormwater Quality	✓
Street Trees	✓	Public Art	✓	Low Impact	✓
Bike Lanes	✓	Planting Strips	✓	Development	✓
Pedestrian Amenities	✓	Landscaped Medians	✓	Bioswales & Infiltration	✓
Street Furnishings	✓	Entry Landscaping	✓		

Standards that apply to all roadway corridors:

- Developers shall construct required roadway frontage improvements, including streetscape, landscape, pedestrian and bike features, and other public amenities, concurrently with construction of project site improvements along the entire project frontage.
- Developers shall dedicate public easements and right-of-way and in some cases, irrevocable offers of dedication for public easements, to Placer County for ultimate planned improvements as required.
- At a minimum, the multi-purpose easement width dedication shall be 12.5 feet.
- Implement a palette of plantings that demonstrates the importance of each roadway corridor and set the intent, variety, and quality levels for the remaining corridors. Plantings shall be selected from the plant palette in Section 3.4 of this document.
- All streetscape improvements and plantings shall be located so as not to obstruct the turning radius of large trucks or visual field of view for vehicles, bicycles, and pedestrians.

Guidelines that apply to all roadway corridors:

- Create a standardized, high-quality package of roadway improvements that communicates the importance of the street including landscaped medians and parkway strips wherever possible, designated bike lanes, concrete sidewalks, curbs and gutters, transit shelters, site furnishings and intersection treatments such as pedestrian refuge areas and Plan Area-specific graphically treated monuments.
- Create a hierarchical family of place-making markers or totems and wayfinding signage utilizing a consistent vocabulary of materials and design motif that indicate cross streets and major tenants. Signature tenants, businesses, and finer grain roads and streets can be identified on the markers.



Monuments, gateways, and landscaping concepts



4.2 Sunset Boulevard

Existing Conditions

Figure 4.2.1 shows the location of Sunset Boulevard within the Plan Area, and the locations of the different street sections that are outlined in the pages to follow. Figures 4.2.2 and 4.2.3 depict the east-west arterial roadway that connects the Sunset Area to Highway 65 and Rocklin. From Foothills Boulevard North to just west of Cincinnati Drive, Sunset Boulevard is a two-lane roadway with a paved shoulder and an unpaved median. It then becomes a two-lane road with narrow paved shoulders and a curb with a grade-separated overcrossing at Industrial Avenue and the Union Pacific Railroad (UPRR) tracks.

East of South Loop Road and Placer Corporate Drive, the road widens to four lanes and then to six lanes with a striped median, bike lanes, concrete sidewalks, curbs, and gutters. Across Highway 65 and east into Rocklin, Sunset Boulevard is generally a six-lane divided arterial with monolithic sidewalks and a landscaped median.

Opportunities

Flanked by commercial land use designations at the Highway 65 interchange, and eventually becoming one of the significant corridors of Placer Ranch, Sunset Boulevard presents a significant opportunity to highlight the primary entrance to the Sunset Plan Area and create a sense of place for this part of Placer County.

Creating a complete streets approach with a signature streetscape early in the development plans of both Placer Ranch and the Sunset Area will provide a benchmark of quality and sustainability by means of the corridor design.

Standards

- Sidewalks shall be meandering and adequate street lighting shall be installed along the entire corridor.
- In areas with constraints, priority shall be given to pedestrian amenities, whereas medians can be reduced.

Guidelines

- Utilize the opportunity to brand the Plan Area and create a sense of place with a significant marker at the junction of Highway 65 and Sunset Boulevard.

Considerations

Right-of-Way

- The full road section of Sunset Boulevard is not built out and creating the optimal corridor design may require acquisition of right-of-way from private property owners. The intent would be to acquire adequate right-of-way to create a continuous corridor consistent

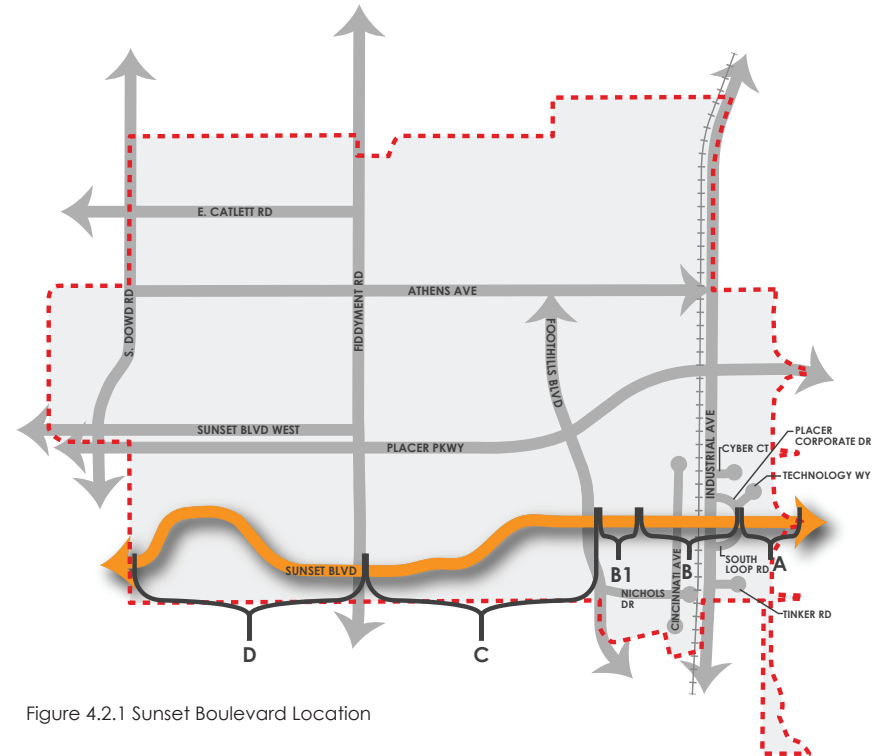


Figure 4.2.1 Sunset Boulevard Location



Figure 4.2.2



Figure 4.2.3

with these Standards and Guidelines. If the right-of-way is not or cannot be obtained, the corridor streetscape should continue on either side of the gap property and treat the resulting gap as an individual design opportunity, so that the level of design quality is complementary to the rest of the corridor.

- Additional right-of-way will need to be acquired for the 8-lane segment of Sunset Boulevard between the on ramp of Highway 65 and Placer Corporate Drive. Sunset Boulevard Section A illustrates the 12-foot highway easement/irrevocable offer of dedication (I.O.D.) that is necessary in order to accommodate this future widening.
- The 6-lane bridge crossing of Sunset Boulevard over the UPRR tracks and Industrial Avenue will require acquisition of additional right-of-way.
- The existing 4-lane bridge crossing over the tributary to Pleasant Grove Creek will need to be widened to 6 lanes, requiring acquisition of additional right-of-way.

Truck Routes

- Sunset Boulevard should not be considered a primary route for trash, recycling, and bio-mass conveyance, and as such should not be planned for these activities.

- A significant portion of the corridor from Highway 65 to the boundary of Placer Ranch is industrial in nature and will require continued large truck activity for the movement of goods.
- A pragmatic balance will be necessary to both create the high-quality entry envisioned and allow for the turning requirements of large tractor-trailer trucks.

Streetscape

- Multiple driveways along a major arterial roadway into parking lots inhibit a safe and vibrant corridor. Opportunities to explore consolidation of existing driveways and to promote entering multiple adjacent sites from a single point of access should be explored and encouraged.
- Within the Infill Industrial Thematic District, continue to develop a strong street edge with buildings that face the street and consolidate truck entry points.
- No landscaped median for the Sunset Avenue bridge widening through to the entrance of Placer Ranch due to limited right-of-way and existing built-out conditions; however, a landscaped median should start at the entry to Placer Ranch to establish a distinct sense of place.

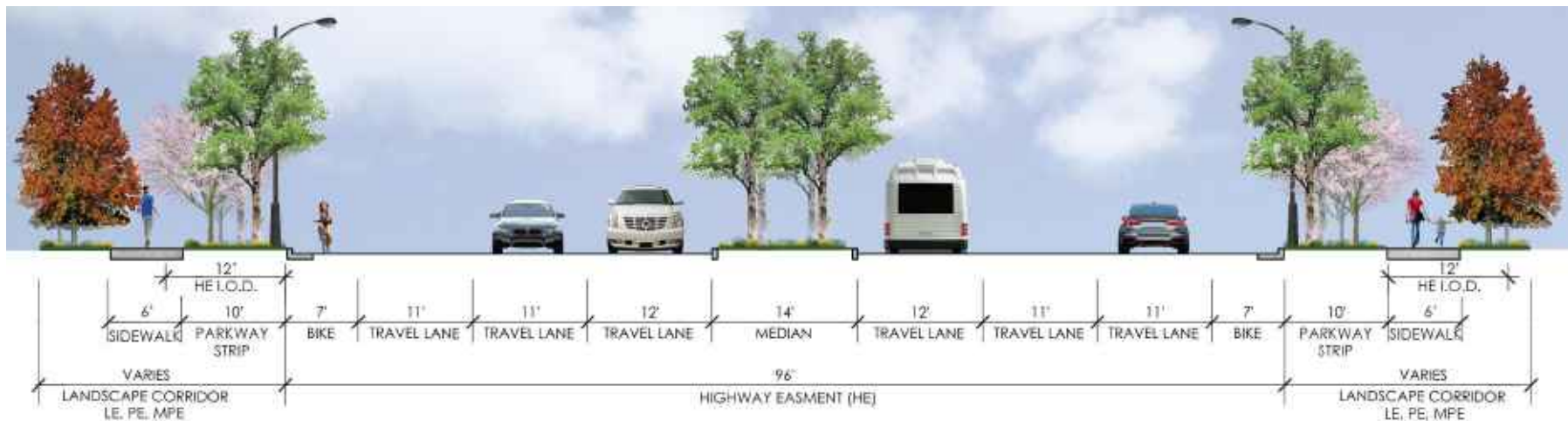


Figure 4.2.4 Sunset Boulevard- Section A, 6-Lane Arterial with median (SR 65 to S. Loop Road)

LE = landscape easement, PE = pedestrian easement, MPE = multi-purpose easement

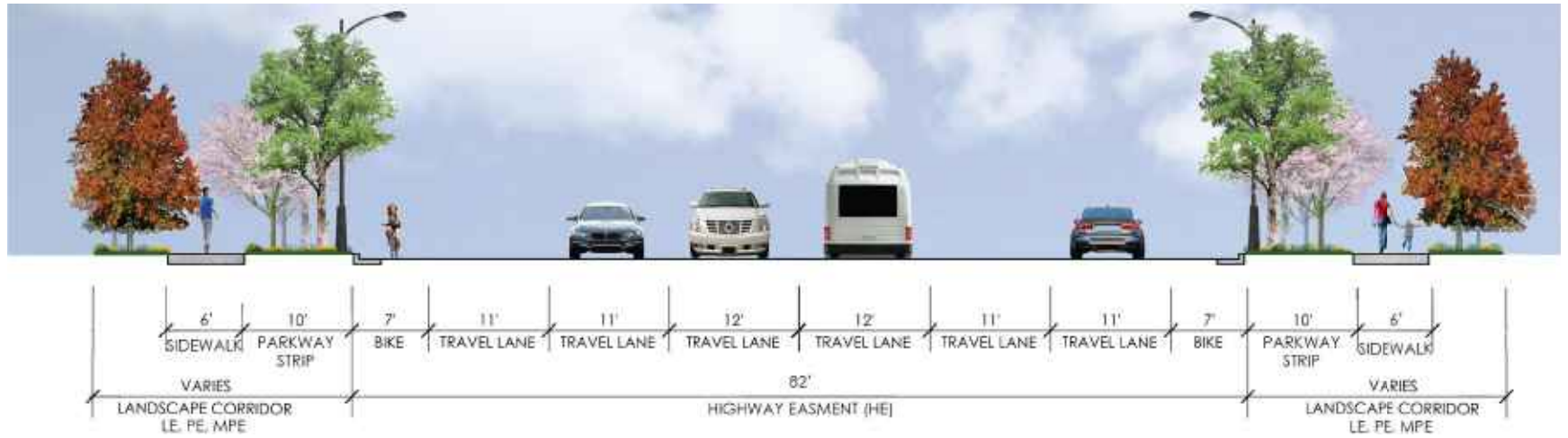
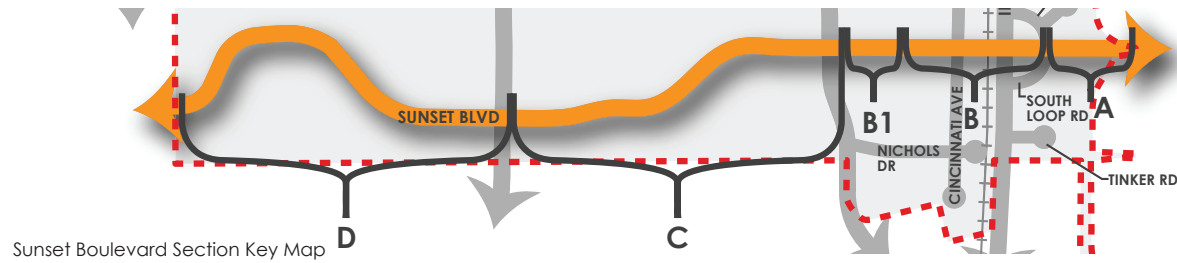


Figure 4.2.5 Sunset Boulevard- Section B, 6-Lane Arterial - no median through bridge (S. Loop Road to Placer Ranch Entry)

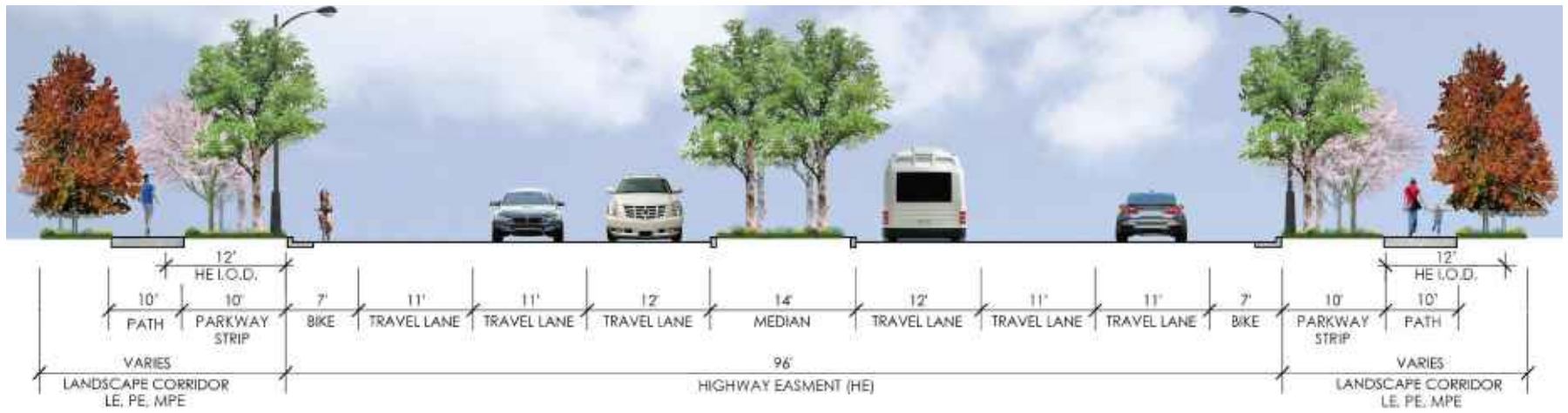


Figure 4.2.6 Sunset Boulevard- Section B1, 6-Lane Arterial (Placer Ranch Entry to Foothills Boulevard)

LE = landscape easement, PE = pedestrian easement, MPE = multi-purpose easement

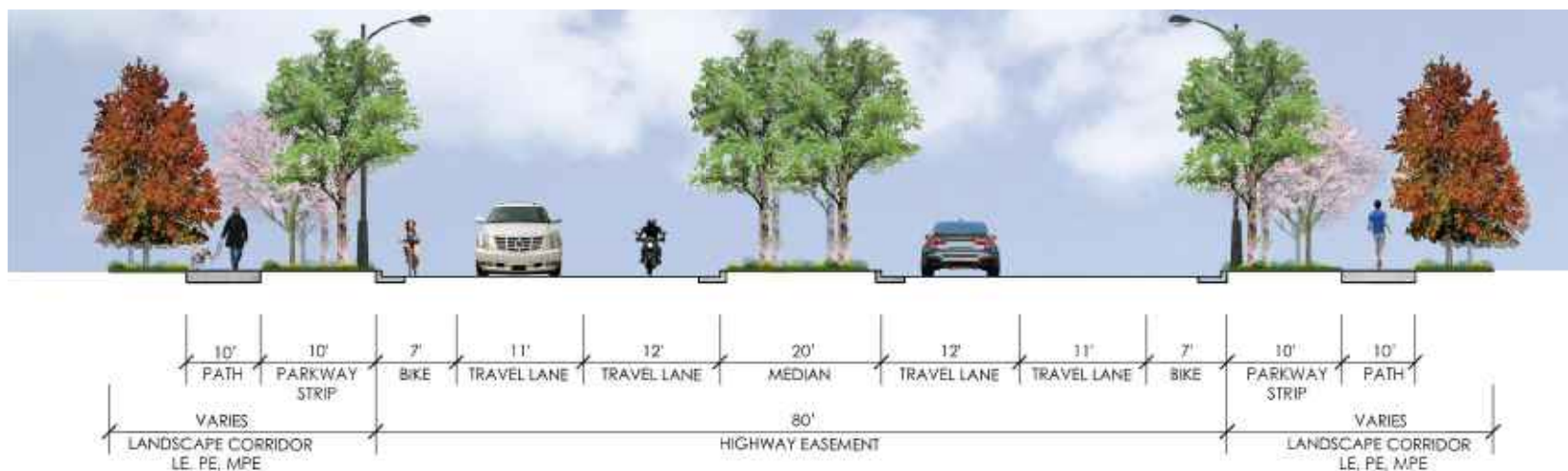


Figure 4.2.7 Sunset Boulevard- Section C, 4-Lane Arterial (Foothills Boulevard to Fiddymont Road)

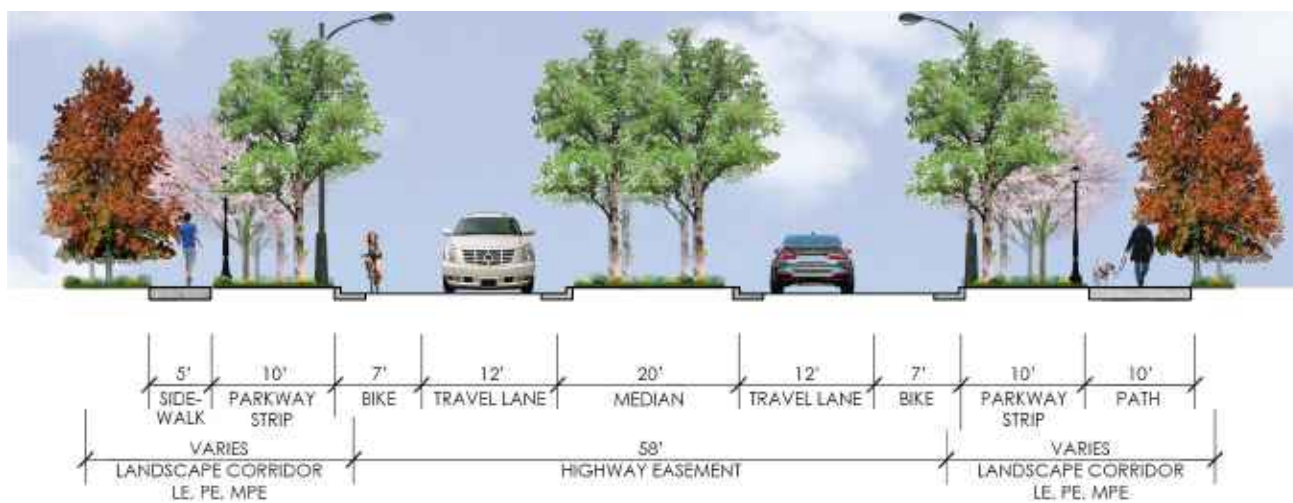


Figure 4.2.8 Sunset Boulevard- Section D, 2-Lane Collector (West of Fiddymont Road)

LE = landscape easement, PE = pedestrian easement, MPE = multi-purpose easement

4.3 Industrial Avenue/Lincoln Boulevard

Existing Conditions

Industrial Avenue is a north-south arterial roadway that runs parallel to the UPRR tracks and Highway 65. In the northern portion of the Plan Area, it intersects with Athens Avenue in what is currently an at-grade crossing of the UPRR tracks before continuing northward to the City of Lincoln as Lincoln Boulevard. As it proceeds south, it provides limited access to industrial properties to the east and west. At Sunset Boulevard, the roadway, along with the UPRR tracks are lowered to create a grade-separated crossing for Sunset Boulevard to fly over the roadway. Here, two loop roads, Placer Corporate Drive on the north and South Loop Road on the south, connect Industrial Avenue to Sunset Boulevard. The area is partially developed with industrial facilities and is within the Industrial Infill Thematic District. Within the Plan Area, Industrial Avenue is a two-lane roadway with a center turn lane. On the eastern side it has an intermittent curb and is landscaped where development has occurred. On the western side, it is adjacent to the UPRR right-of-way and has a low, narrow dirt shoulder and a ditch between the tracks and the roadway.

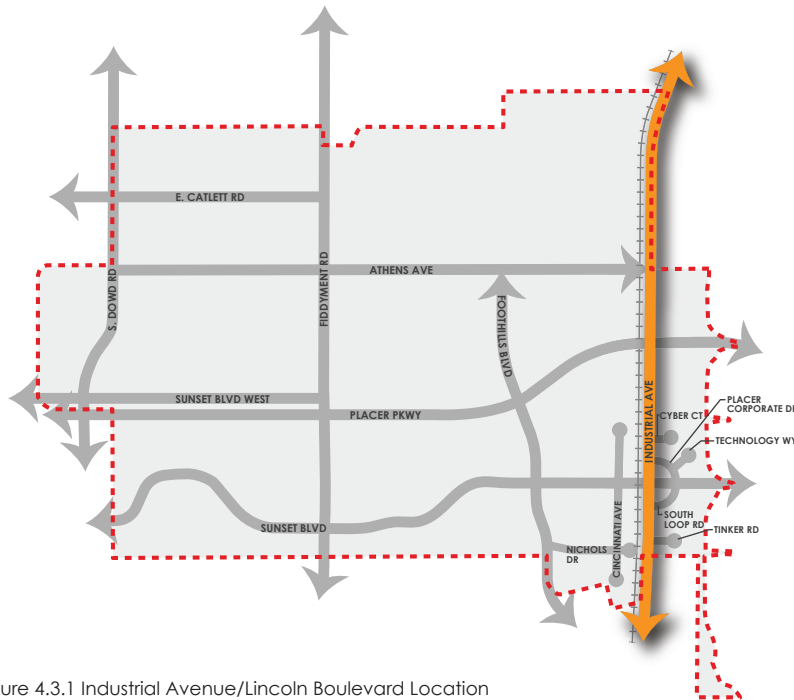


Figure 4.3.1 Industrial Avenue/Lincoln Boulevard Location

Opportunities

The Industrial Avenue/Lincoln Boulevard corridor travels through three thematic districts: the Industrial Infill Thematic District, Entertainment and Mixed-Use Thematic District, and the Preserve/Mitigation Thematic District. Only some of the corridor is developed and contains a wide range of landscape treatments on its eastern side. Because the Industrial/Lincoln corridor connects Lincoln and Roseville, there is an opportunity to create a high-quality corridor that incorporates a Complete Streets approach with pedestrian, bicycle, and transit facilities.

Within the hierarchy of the circulation system, Industrial Avenue is not identified as a major arterial and, as such, is identified as ultimately being widened only to four lanes, with the east side of the road continuing to develop with infill development and multiple vehicle access points while still providing the opportunity to create a streetscape inclusive of pedestrian and bicycle facilities.

An at-grade rail crossing constrains the northern approach to the Entertainment and Mixed-Use Thematic District, although there is currently adequate stacking in turn lanes that lead to westbound Athens Avenue from northbound Industrial Avenue. Southbound stacking on Industrial Avenue to Athens Avenue is limited, and, absent a grade separation, should be expanded.

Standards

- Create a continuous streetscape, incorporating existing mature trees where possible, along the UPRR right-of-way that provides a safety barrier between the tracks and the corridor.
- A shared use path shall be constructed along the east side of Industrial Avenue from Athens Avenue to Sunset Boulevard as depicted on Figure 4.1.2.

Guidelines

- Landscaped medians should be provided with bike lanes, concrete curbs and gutters, intersection enhancements, and distinctive crosswalks, particularly at the Athens Avenue intersection.
- Create a green sound and visual barrier at the railroad right-of-way.

- Build on the existing, partially-developed streetscapes on the east side of the road to enhance those developed properties and create pedestrian and bicycle facilities linking Lincoln and Roseville through the Plan Area.
- Utilize the Industrial Avenue/UPRR intersection as an opportunity to create a distinctive project identity through enhanced elements such as paving, sidewalks, and guardrails, as well as enhancements to the bridge superstructure itself. While the UPRR will have right-of-way in this section, simple improvements such as new gravel and weed abatement will make this 'intersection' more attractive.

Considerations

Athens Avenue Intersection

- The intersection of Athens Avenue and Industrial Avenue will be reconstructed as an elevated intersection separated from the adjacent UPRR tracks. Given the County of Placer road design standards of a maximum slope of 15 percent and the required height clearance for UPRR of 23'-4", the length of the bridge ramps on either side of the intersection will be

a minimum of 150 feet. Provisions for connecting the shared use path on the south side of Athens Avenue and the east side of Industrial Avenue will need to be incorporated into the elevated intersection design.

- The character of this elevated intersection should be carefully considered as it is the northern entry to the Plan Area from Lincoln and as it integrates with the existing Thunder Valley Casino Resort and the proposed Entertainment and Mixed-Use Thematic District.

Streetscape

- The Industrial Avenue corridor parallels Highway 65 and will be the continuous face of the Sunset area along Highway 65. Careful consideration should be given to developing the corridor to ensure a high-quality character that is visually supportive of the two primary project entries at Sunset Boulevard and Placer Parkway.
- As an infill industrial area with significant tractor-trailer truck activity, consideration should be given to maintaining a complete streets approach to vehicle, pedestrian, bicycle and transit uses, while also maintaining the corridor's ability to enable existing and future industrial uses.

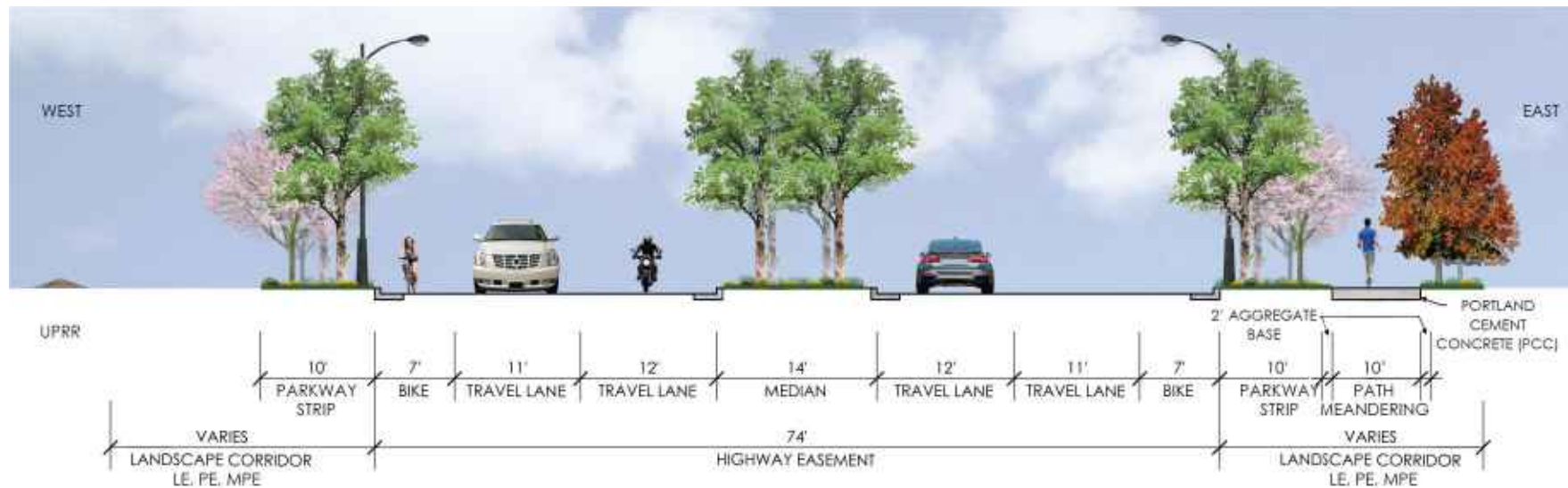


Figure 4.3.2 Industrial Avenue/Lincoln Boulevard- Section A, 4-Lane Arterial with median
LE = landscape easement, PE = pedestrian easement, MPE = multi-purpose easement

- The Ace Distribution facility frontage has relatively mature screen landscaping, but no pedestrian, and limited bicycle, facilities. As such, the right-of-way should be expanded to be consistent with the rest of the corridor, and include a minimum 8-foot wide parkway strip and meandering shared use path.
- Existing trees and shrubs shall be preserved to the extent possible, and replacement landscaping shall be installed to repair where the new shared use path was added, as well as to the newly-created parkway strip.



Green barrier at railroad right-of-way concept



Parkway strips with infiltration qualities

4.4 Athens Avenue

Existing Conditions

Athens Avenue is an east-west arterial roadway that connects Fiddymont Road to Industrial Avenue. It is planned to continue to the west from Fiddymont Road to connect to S. Dowd Road. It has two distinctly different configurations supporting very different uses. West of Foothills Boulevard, Athens Avenue serves a small pocket of existing industrial uses, and it contains the entries into the Western Placer Waste Management Authority Material Recovery Facility (WPWMA MRF) and landfill. This portion of Athens Avenue is a two-lane undivided, rural roadway with paved, narrow shoulders. The road continues in this same configuration until just west of the Thunder Valley Casino Resort where it is a four-lane divided arterial terminating at Industrial Avenue. Here, the streetscape has wide landscape buffers, only a curb and gutter on the south side, and no sidewalks.

Opportunities

As the Innovation Thematic District and the Entertainment and Mixed-Use Thematic District develop on the south side of Athens Avenue, there is the opportunity to develop the corridor consistent with the quality and intensity that exists at the Thunder Valley frontage (see Figure 4.4.2) as well as enhance and provide needed pedestrian and bike mobility features. The developed condition on the north side of Athens Avenue along the Thunder Valley frontage has set the northern curb line. Construction of the ultimate 6 lanes along this stretch of Athens Avenue will likely require a centerline shift to the south so that widening and shared use path and landscape improvements can be constructed on the primarily undeveloped property fronting the south side of the road.



Existing Thunder Valley Casino Resort streetscape

However, as Athens Avenue continues west towards the WPWMA facilities on the south and the Preserve/Mitigation Reserve Thematic District on the north, the character of the improvements should better reflect that of the open space and provide a visual buffer from the WPWMA facilities. Developing a design palette that allows for this transition presents an opportunity to create a corridor that serves not only to screen the landfill, but to create vistas of the preserved open space to the north and west that will form the buffer between the developed areas of Roseville and Lincoln. Additionally, there is opportunity to create a unique treatment at the intersection of Foothills Boulevard and Athens Avenue which will be the terminus for Foothills Boulevard (see Figure 4.4.3).

Standards

- A shared use path shall be constructed along the south side of Athens Avenue from Industrial Avenue to Fiddymment Road as depicted on Figure 4.1.2. A shared use path shall be constructed along both sides of the extension of Athens Avenue from Fiddymment Road to S. Dowd Road.
- A wide “forested” landscape buffer shall be provided to reinforce the view barrier between the Athens Avenue corridor and the WPWMA facilities to the south as well as a ‘vista’ buffer to the north.

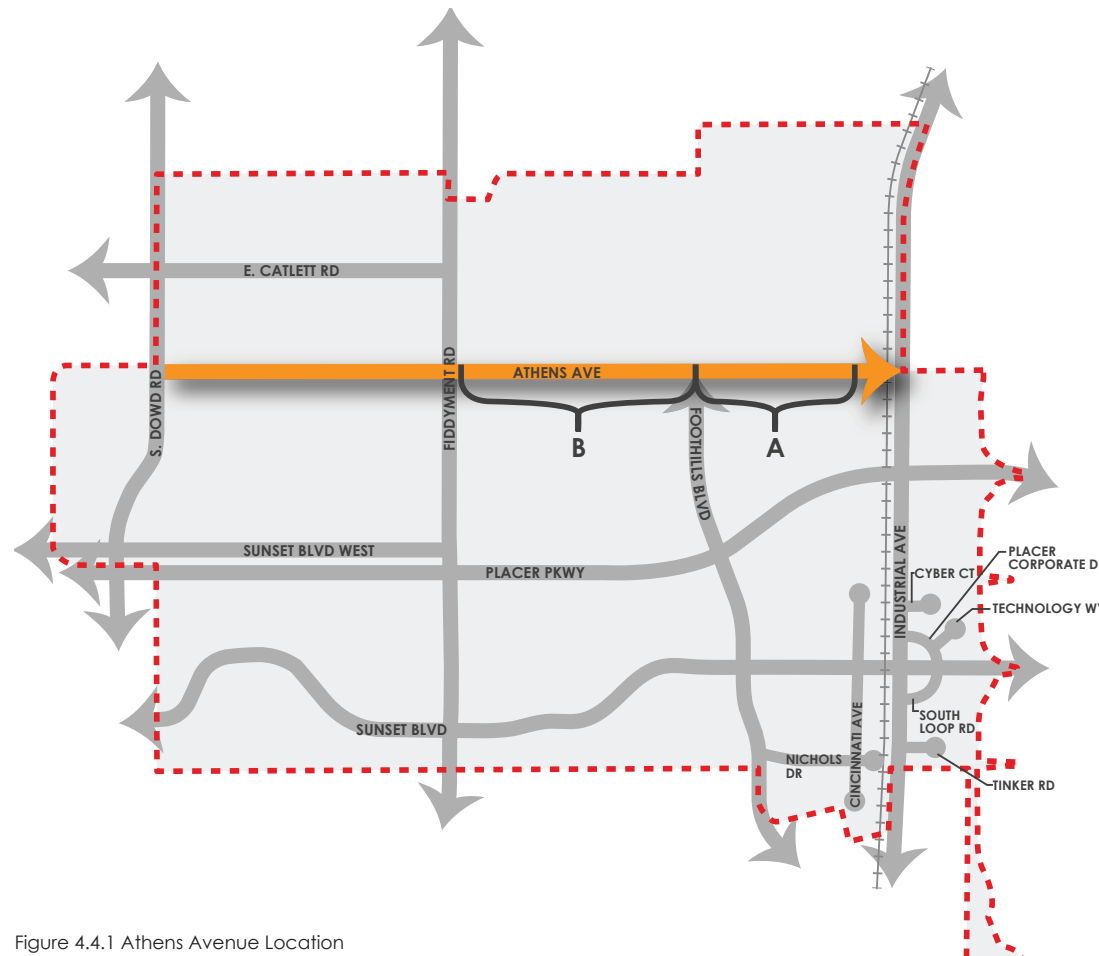


Figure 4.4.1 Athens Avenue Location

Guidelines

- Build on the character and high-quality level of the existing southern Foothills Boulevard corridor as it travels north and terminates at Athens Avenue. The precedent corridor landscape should be emulated at the streetscapes adjacent to the Innovation Thematic District and the Entertainment and Mixed-Use Thematic District.
- Create a corridor vocabulary that will easily transition from the more pedestrian intensive uses at the Innovation Thematic District and the Entertainment and Mixed-Use Thematic District to a wide 'forested' buffer at the WPWMA facilities and a 'vista' buffer at the open space preserve.
- At the intersection of Athens Avenue and Foothills Boulevard, signage could call out the open space preserve and contain interpretive language in addition to directional information for nearby businesses.
- Create a streetscape with amenities that are both protective of the sensitive biosphere and encourage passive activities such as birding along the edge of the open space preserve.
- Utilize a Complete Streets approach to the at-grade intersection at Foothills Boulevard and Athens Avenue incorporating pedestrian, bicycle, and transit opportunities. Consider the potential to create passive walkway and observation/interpretive areas with the potential of observation platforms located at vista points.



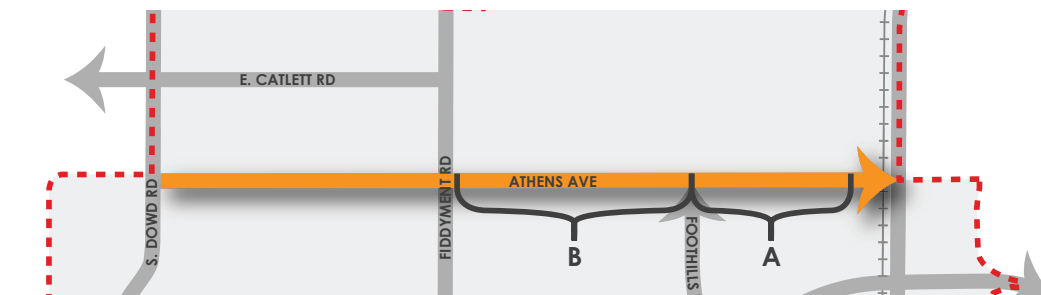
Complete streets concept



Mixed-Use and Entertainment District concept



Open Space Preserve outlook concepts



Athens Avenue Section Key Map

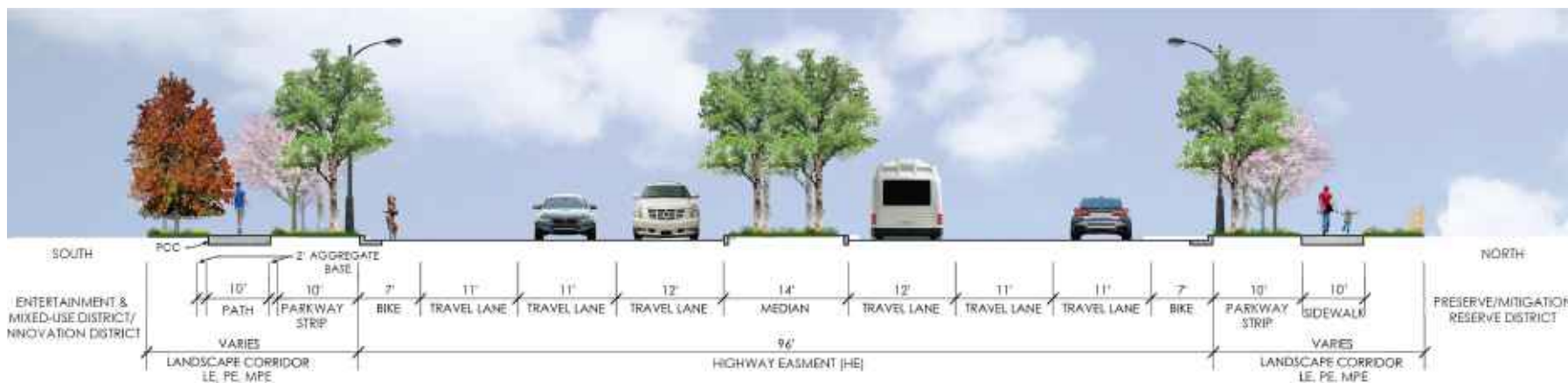


Figure 4.4.2 Athens Avenue - Section A, 6-Lane Arterial, adjacent to Entertainment & Mixed-Use/Innovation Districts

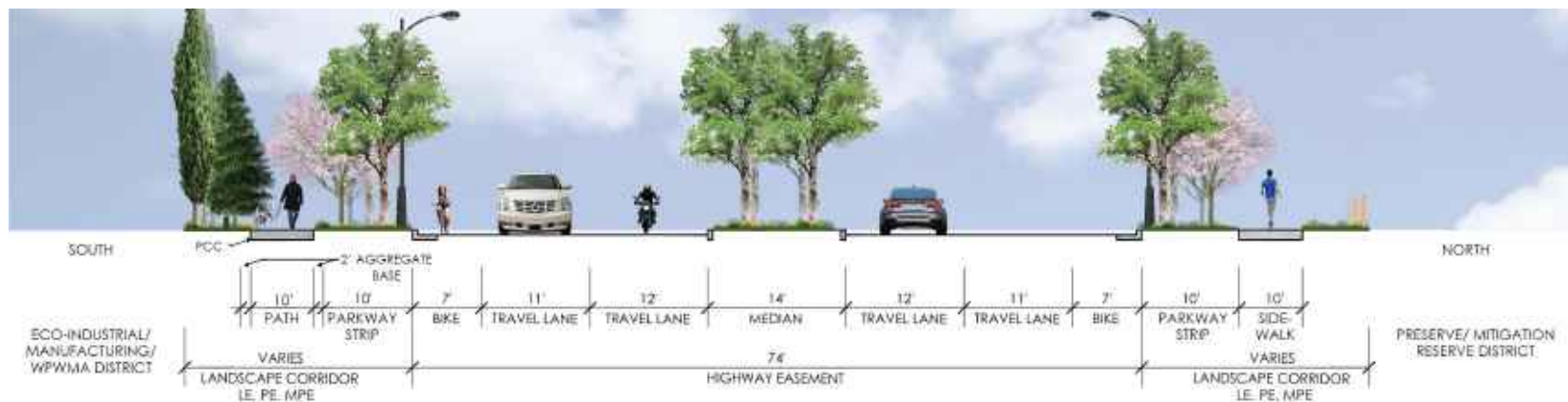


Figure 4.4.3 Athens Avenue - Section B, 4-Lane Arterial, adjacent to Eco-Industrial/Manufacturing/WPMA District

LE = landscape easement, PE = pedestrian easement, MPE = multi-purpose easement

4.5 Fiddymment Road

Existing Conditions

Fiddymment Road is a north-south arterial roadway that extends from Moore Road at its northern terminus in Lincoln, south into Roseville to Baseline Road. South of Baseline Road, it becomes Walerga Road traveling south into Sacramento County. Within the Plan Area and to the north, it is a two-lane rural roadway with narrow low dirt shoulders. Just to the south of the project area, it becomes a four-lane divided arterial as it enters the City of Roseville, complete with soundwalls, sidewalk, curb, gutter, and landscape corridors.

Opportunities

Fiddymment Road is intended to be a corridor with two coordinated yet distinct configurations due to the character of the improvements and land uses on either side of Placer Parkway. North of Placer Parkway, it will be a 4-lane arterial providing access to the Eco-Industrial area and connecting with Lincoln to the north. South of Placer Parkway, it will become a six-lane north-south arterial, bisecting the project and creating a major intersection and gateway opportunity, linking to the south through the northern neighborhoods of Roseville. Multiple land uses will flank the corridor, with typically suburban residential, commercial, and open space uses to the west and more urban and campus uses to the east.

The opportunity to develop a very high-quality complete streets plan consistent with the Sunset Boulevard approach will result in a consistently high level of improvements. North of Placer Parkway, however, the road will continue to have considerable daily waste hauling truck traffic to the WPWMA MRF, in addition to general public refuse drop-off. There is the opportunity to maintain this portion of the corridor with the same high-quality of improvements, but with a contextual emphasis on appropriate industrial corridor streetscapes.

Standards

- The corridor improvements in Placer Ranch shall be coordinated with those of Fiddymment Road to maintain a high level of quality and consistency in both the material combinations and design intent.

Guidelines

- Coordinate the improvements north of Placer Parkway with elements that are consistent and appropriate for an industrial setting.
- The markers in this industrial area should be stouter and bolder than those elsewhere in the Plan Area given their industrial setting.
- Given the high level of truck traffic in this district, highly-graphical or unique crosswalk identifiers are discouraged.

Considerations

Right-of-Way

- The section of Fiddymment Road from Placer Parkway to Athens Avenue is anticipated to be widened to a 4-lane arterial. Impacts and recommended mitigation

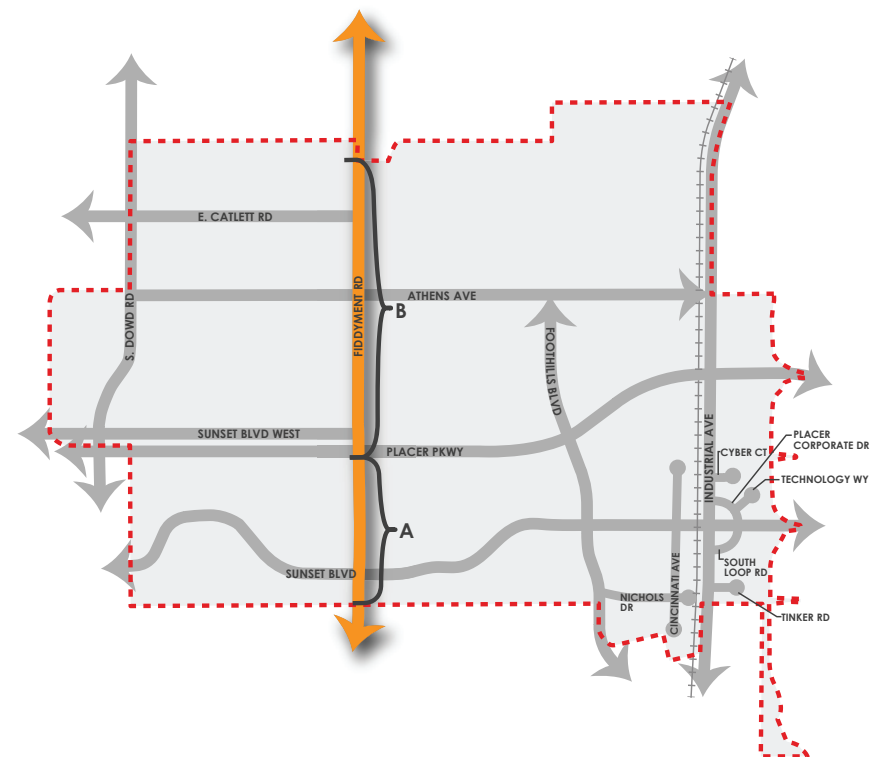


Figure 4.5.1 Fiddymment Road Location

in the Sunset Area Plan and Placer Ranch Specific Plan EIR anticipate improvements at the Fiddymment Road and Athens Avenue intersection which will require additional right-of-way.

- If additional right-of-way is acquired, enough space should be acquired to accommodate both a shared use path and landscape buffer on each side of the road.
- Recognize the need to acquire additional right-of-way for improvements at Fiddymment Road and Athens Avenue to highlight the Preserve/Mitigation Reserve District.

Transitions

- Within Placer Ranch, two primary east-west arterials, Sunset Boulevard and Campus Park Boulevard, intersect Fiddymment Road. While not technically gateways into the district, they represent important transitional nodes from suburban uses to the campus and town center. These intersections deserve significant consideration with regard to how they announce the campus and town center, and identify the character of the open space and suburban neighborhood.
- Initially, the intersection of Fiddymment Road and Placer Parkway will be an at-grade crossing of a four-lane divided road in a 96' right-of-way. Consideration should be given to design elements that will promote safe crossings for pedestrians and bicyclists.



Complete streets concept

Truck Routes

- Fiddymment Road from the southern project border through Placer Parkway should not be considered a primary route for trash, recycling, and bio-mass conveyance, and as such should be considered a relief alternative route at most.
- Fiddymment Road north of Placer Parkway is within the heart of the Eco-Industrial/Manufacturing/WPWMA Thematic District and is intended as a primary route for waste hauling, industrial and major recycling activities while also maintaining a Complete Streets approach to vehicle, pedestrian, bicycle, and transit uses.



Place-making markers concept; markers with a modern feel are preferred



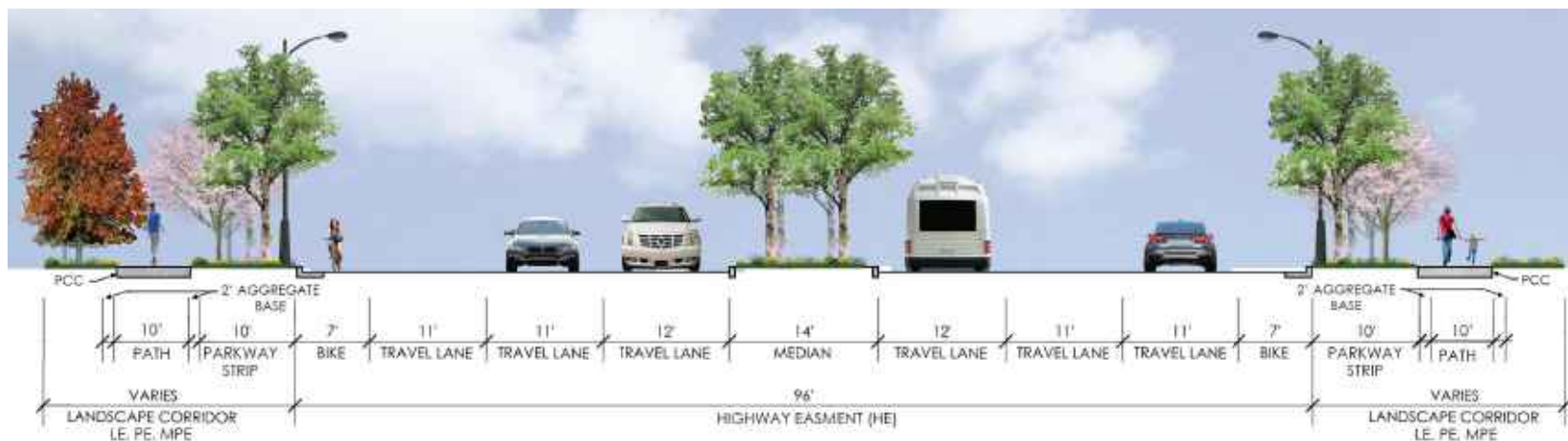


Figure 4.5.2 Fiddymment Road - Section A, 6-Lane Arterial, South of Placer Parkway

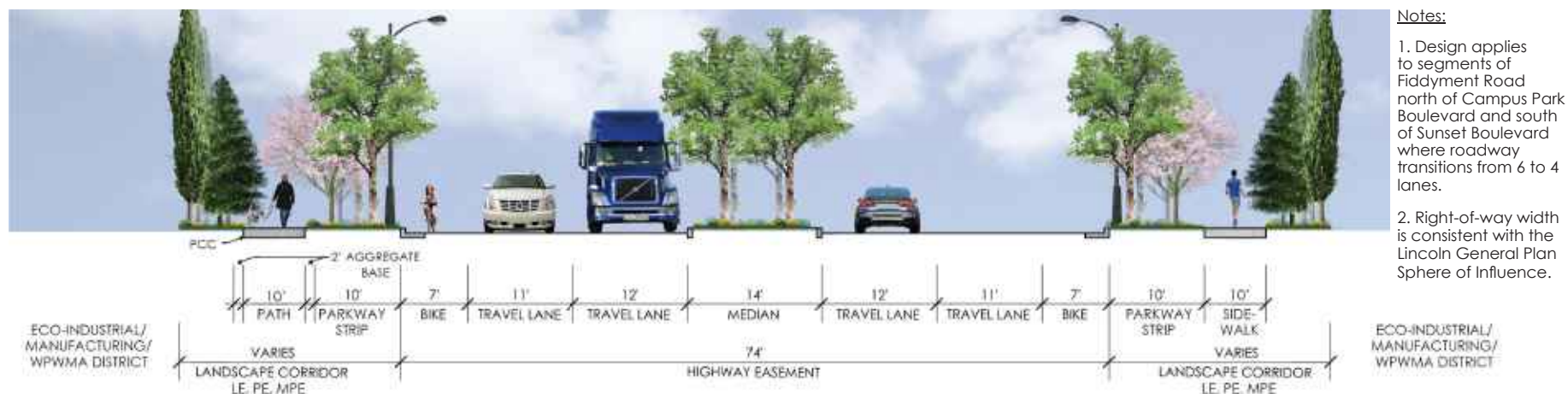


Figure 4.5.3 Fiddymment Road - Section B, 4-Lane Arterial, North of Placer Parkway adjacent to Eco-Industrial/Manufacturing/WPMA District

LE = landscape easement, PE = pedestrian easement, MPE = multi-purpose easement

4.6 Placer Parkway

Existing Conditions

Within the Sacramento Area Council of Governments' (SACOG) 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), Placer Parkway is initially planned to be a four-lane divided Highway connecting Highway 65 to SR99. By 2036, it is planned to have an interchange at Highway 65/Whitney Ranch Parkway, and at-grade crossings at Fiddymment Road, Foothills Boulevard, and Watt Avenue.

Opportunities

Placer Parkway is planned in three phases: Phase 1, from the Highway 65/Whitney Ranch Parkway interchange to Foothills Boulevard, provides an opportunity to create a significant entry gateway into the Plan Area and reinforce the Plan Area identity at major intersections with Foothills Boulevard and Fiddymment Road.

The first opportunity is at the freeway interchange with SR65, announcing the project and identifying the northern project entry at Highway 65.

The second opportunity is at Foothills Boulevard, which will be a primary activity node where the Entertainment and Mixed-Use and Innovation thematic districts abut each other, in addition to the planned Campus Park in the Placer Ranch Plan Area.

The third opportunity is the Placer Parkway and Fiddymment Road intersection, which will be the primary north/south western entry into Placer Ranch residential land uses, an important heavy vehicle route for the Western Placer Waste Management Authority (WPWMA) material recovery facility (MRF) and landfill, a gateway to the Eco-Industrial/Manufacturing Thematic District.

Standards

- Carefully plan for ultimate Placer Parkway improvements as a 6-lane at-grade, limited-access roadway with elevated interchanges, incorporating streetscape elements that support the immediate at-grade corridor and that will be compatible with the ultimate elevated interchanges of the roadway.
- The WPWMA landfill operations, which are directly adjacent to Fiddymment Road and Placer Parkway, and the commercial, educational, and residential



Figure 4.6.1 Placer Parkway Location Map and Potential Pedestrian Bridge Crossings

uses within Placer Ranch, are visually incompatible. The landscape buffers on either side of the road shall be designed with the intent to visually isolate landfill operations from Placer Parkway and Placer Ranch in general to the greatest extent possible.

Guidelines

- Utilize the opportunity to brand the Plan Area's primary northern gateway and reinforce the sense of place with a significant marker at the junction of Highway 65 and Whitney Ranch Parkway that is consistent with the marker at Highway 65 and Sunset Boulevard.
- Utilize a Complete Streets approach to the at grade intersections at Foothills Boulevard and Fiddymment Road incorporating pedestrian, bicycle, and transit opportunities. These intersections allow for the creation of a distinctive bicycle and pedestrian bridge linking Placer Ranch to the Entertainment/Mixed-Use Thematic District.
- Consider the potential to incorporate totems or significant markers along the corridor west of the future Fiddymment Road interchange that are consistent with the Placer Ranch identity and overall project branding.



Green screening concept

Considerations

- One of the primary considerations for Placer Parkway is the significant difference between its initial configuration as a four-lane divided roadway with at-grade intersections and its ultimate configuration as six-lane roadway with elevated interchanges at Foothills Boulevard and Fiddymment Road.
- Because of its configuration as a limited access roadway, the two intersections in the Sunset Area at Foothills Boulevard and Fiddymment Road should be considered as major points of emphasis, balancing the continued operational needs of the industrial activities to the north, and the finer grained, neighborhood qualities of Placer Ranch.
- Pedestrian and bicycle bridge concepts across Placer Parkway present the opportunity to create a link from the University Center in Placer Ranch to the Innovation District north of Placer Parkway. A conceptual Class 1 trail crossing location is depicted on Figure 4.1.2, which may be accommodated as a trail undercrossing with the full build out of Placer Parkway. This would provide a direct pedestrian and bicycle link between educational and potential incubator businesses.



Pedestrian and bicycle bridge concepts

4.7 Foothills Boulevard

Existing Conditions

Foothills Boulevard is a north-south arterial roadway that is currently divided into two segments. In the Sunset Plan Area, it is a two-lane, divided roadway with a curbed, unlandscaped median, and a narrow paved shoulder. It connects to Athens Avenue and Sunset Boulevard in the Plan Area and is referred to as Foothills Boulevard North. It functions both as the primary link to the casino/resort and to the WPWMA facilities. After an approximately one-mile gap south of the Plan Area, Foothills Boulevard begins in the City of Roseville just south of the project area and extends into Roseville as a four- to six-lane road with bike lanes, a curbed, landscaped median, and streetside landscapes. Foothills Boulevard in the City of Roseville and Foothills Boulevard North, once connected, will be named “Foothills Boulevard” along its continuous alignment.

Opportunities

Foothills Boulevard will extend into the Plan Area as a six-lane arterial, and maintain this configuration to its terminus at Athens Avenue. Although build out of Foothills Boulevard between Athens Avenue and Placer Parkway is planned for 6 lanes, a public highway easement dedication will be required along this segment to reserve right-of-way for a potential ultimate 8 lane facility. Along the corridor, there are opportunities for a series of high-quality improvements including a marker gateway for the Industrial Infill District where Foothills Boulevard converges with Duluth Avenue (which will be renamed Foothills Boulevard at that point); enhanced landscaped intersections at College Park Drive and University Village Drive; a primary project entry gateway to Placer Ranch where it intersects with Sunset Boulevard; an enhanced landscaped intersection at Campus Park Boulevard; a major themed intersection linking Placer Ranch to the Innovation District and the Entertainment and Mixed-Use District at Placer Parkway.

Given the potential synergies between the jobs, housing, shopping, entertainment, and recreation uses within this portion of the Plan Area, the Foothills Boulevard/Placer Parkway interchange has the potential to become a major entry point with significant design emphasis. Additionally, the opportunity exists to develop a compatible and yet distinct approach to the character of the corridor as it travels north to its terminus as Athens Avenue.

Standards

- Construct shared use path on both sides of Foothills Boulevard per Figure 4.1.2.

Guidelines

- Build on the positive corridor character of Foothills Boulevard as it enters the Plan Area and take advantage of opportunities at multiple intersections to emphasize both the overall branding character of the streets through the Plan Area.
- Create a lush landscaped streetscape along Foothills Boulevard.
- Complement the entertainment and retail uses in the Entertainment and Mixed-Use District with amenities such as large shade areas, transit shelters, space allocated for outdoor seating, and wayfinding signage.
- The need to redesign the terminus of Foothills Boulevard at Athens Avenue presents an opportunity to create an intersection that focuses the design emphasis on the commercial, entertainment, and mixed uses.

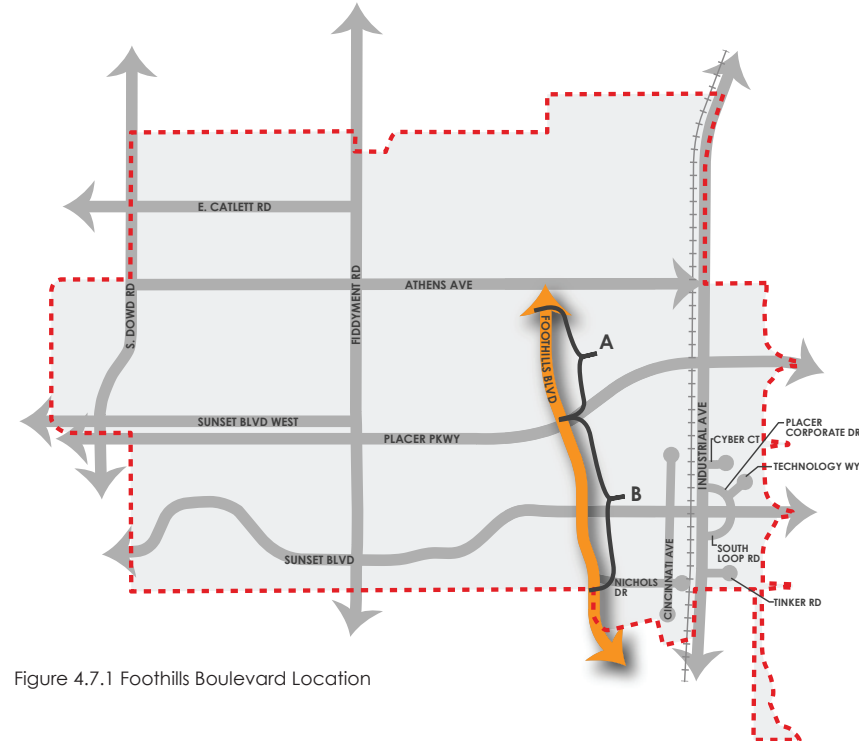
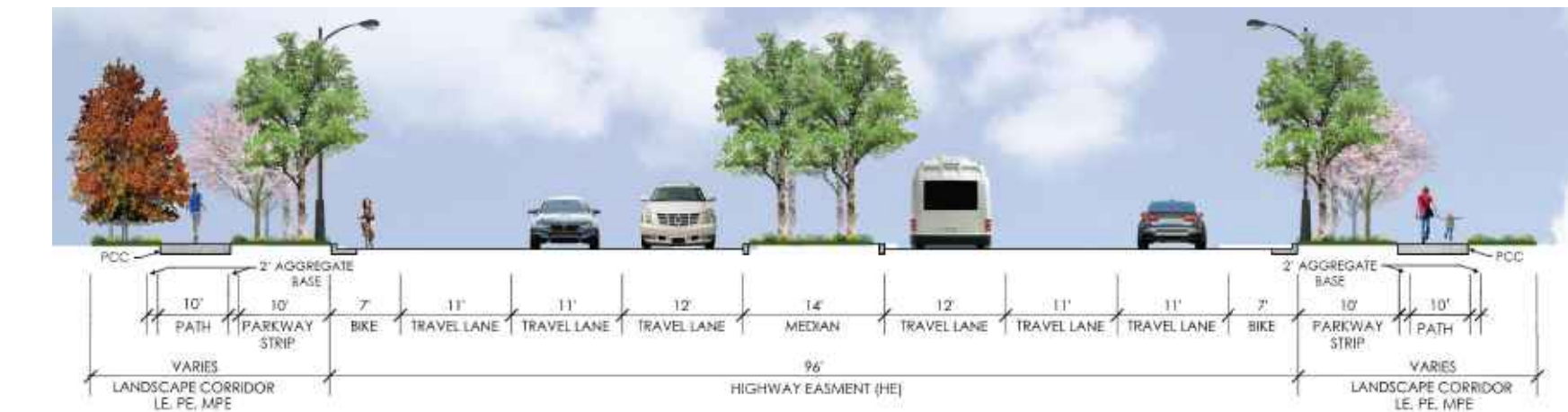
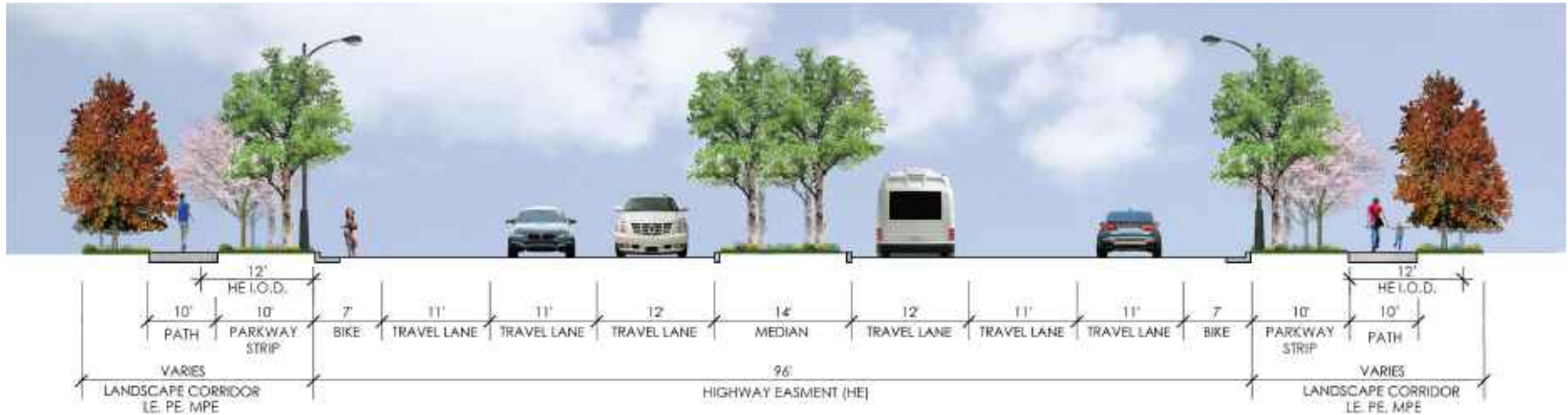


Figure 4.7.1 Foothills Boulevard Location



LE = landscape easement, PE = pedestrian easement, MPE = multi-purpose easement

Considerations

Right-of-Way

- The section of Foothills Boulevard from Athens Avenue to Placer Parkway is anticipated to be widened to an 8-lane arterial based on the traffic analysis for the Sunset Area Plan EIR. An irrevocable offer of dedication for the additional lanes shall be provided for all projects fronting this segment of Foothills Boulevard; however the construction requirement will be to improve this segment to 6 lanes.

Character

- Given the intensity and variety of existing and planned uses along the Foothills Boulevard corridor, it should be considered a key contributor to the overall organization and character of the Plan Area (similar to Sunset Boulevard).



Design elements for vibrant complete streets

- The intersection of Sunset Boulevard and Foothills Boulevard will bring together high-density residential, community commercial, Placer Ranch Campus Park, and open space. Developing a multi-faceted palette and hierarchy of design elements will allow for individual expressions of design at different land uses, and a consistency across land uses with select key elements.

Truck Routes

- Foothills Boulevard should not be considered a primary route for trash, recycling and bio-mass conveyance for either the WPWMA or the general public, and as such should not be planned for this activity.
- A significant portion of the Innovation District may contain light industrial, research and development, production, and distribution uses, and will require continued large truck access for the movement of goods. The design for this corridor should take truck traffic into account.

Wetlands

- A significant portion of the Plan Area will remain as seasonal wetlands and dedicated open space. Along Foothills Boulevard, these open spaces flank both the southern entry to Placer Ranch and expand beyond the terminus at Athens Avenue. Bridge crossings over Pleasant Grove Creek for the 6 lane extension of Foothills Boulevard will be necessary at two locations to the south, both on-site and off-site.
- Careful consideration should be given as to how to visually integrate the open space into the Plan Area with interpretive signage and vistas into the preserves



Open space preserve outlook and signage concepts

4.8 Infill Industrial Streets

Existing Conditions

Within the overall Plan Area, there are a number of streets that provide connections between corridors, such as Placer Corporate Drive and South Loop Road, which connect Sunset Boulevard and Industrial Avenue, Nichols Drive that will connect from Cincinnati Avenue to Foothills Boulevard, and streets, such as Cincinnati Avenue, Tinker Road, Nichols Drive, Technology Way, and Cyber Court, allowing access to existing developed parcels as well as for larger properties to be future subdivided. These streets have varying levels of improvements and are primarily two-lane. Most of these streets can be improved to be consistent with the goals of the Sunset Area Plan as well as enhance the properties that they front.

Opportunities

Because there are several unimproved properties within this system of finer grained streets, the opportunity exists to incorporate positive qualities of the highest value properties and bring the overall character into a more consistent and higher quality experience. As properties are developed or redeveloped over time, a cohesive character will be achieved (to the extent possible) by requiring properties to develop streetscapes to the following standards.

Standards

- All newly developed or redeveloped properties located on infill industrial streets shall have a minimum 6-foot monolithic sidewalk and 10-foot landscape setback with plantings that are consistent with these and the County's Landscape Guidelines.
- New buildings shall address streets. Parking lots, storage yards, utility buildings, temporary buildings, and loading docks shall be located to the side or rear of parcels and not adjacent to streetscapes.
- Parking lots shall incorporate the internal landscape guidelines described herein for vehicle parking and pedestrian access to buildings, while maintaining safe and adequate large truck maneuvering areas. Parking lots for non-truck vehicles shall be 50 percent shaded by tree canopy within 15 years.
- All streetscape improvements and plantings shall be located so as not to obstruct the turning radius of large trucks or visual field of view for vehicles, bicycles, and pedestrians.

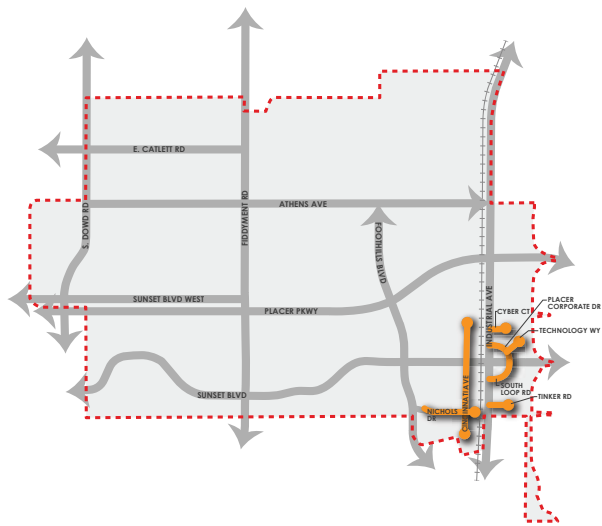


Figure 4.8.1 Existing Infill Industrial Street Locations

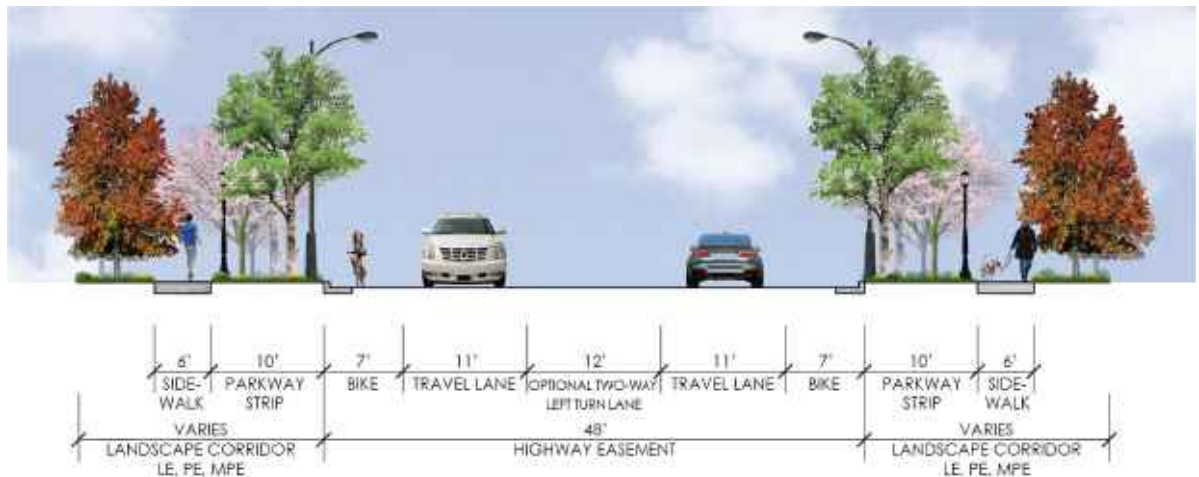


Figure 4.8.2 2-Lane Collector

LE = landscape easement, PE = pedestrian easement, MPE = multi-purpose easement

4.9 Internal Roads

Internal roads are on-site roads, constructed with individual development project site improvements. These roads should be developed consistently with the streetscape, pedestrian/bike facilities, and amenity improvements envisioned for the entire Sunset Plan Area and in accordance with County Land Development Manual design standards for road sections. Roads with curbs, landscape zones, sidewalks, and streetscape amenities are considered appropriate for large multi-building campuses. These internal roads should be laid out in a comprehensive network that encourages a Complete Streets strategy for pedestrians, bicyclists, and transit riders.

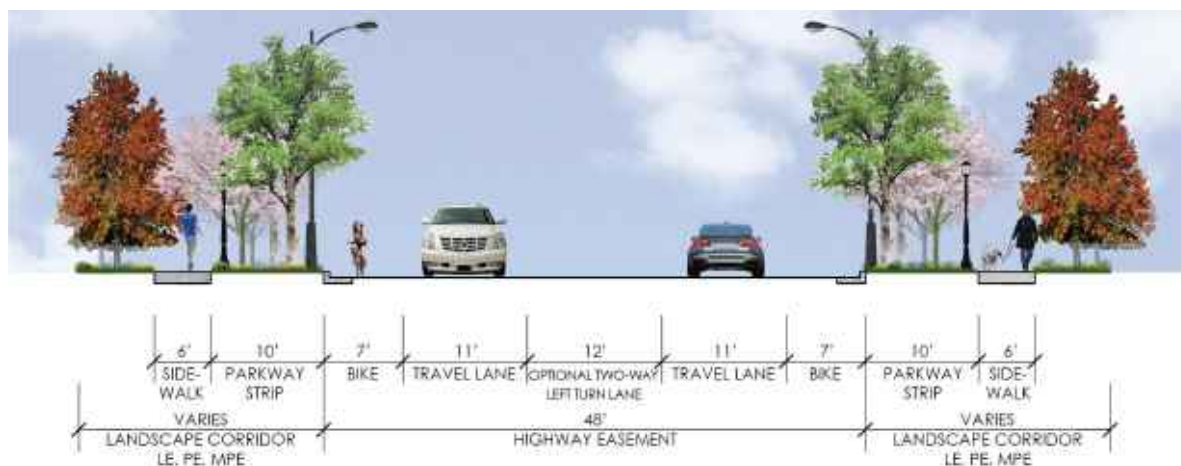


Figure 4.9.1 2-Lane Collector

LE = landscape easement, PE = pedestrian easement, MPE = multi-purpose easement

